Matthew James

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Surbiton Hill Road, Surbiton, KT6 4TP

An excellent first floor, one bedroom, split-level character conversion apartment set in a grand Victorian house. Located within walking distance of Surbiton mainline station, high street, Kingston town centre and the Thames. The many benefits include a large, light living room set on a mezzanine level. There is a separate modern fitted kitchen with integral appliances. A good-sized double bedroom with fitted wardrobes. The modern white bathroom suite includes a shower above the bath. Gas central heating. Council tax band C. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed that service charge is paid as and when required. A lovely home.

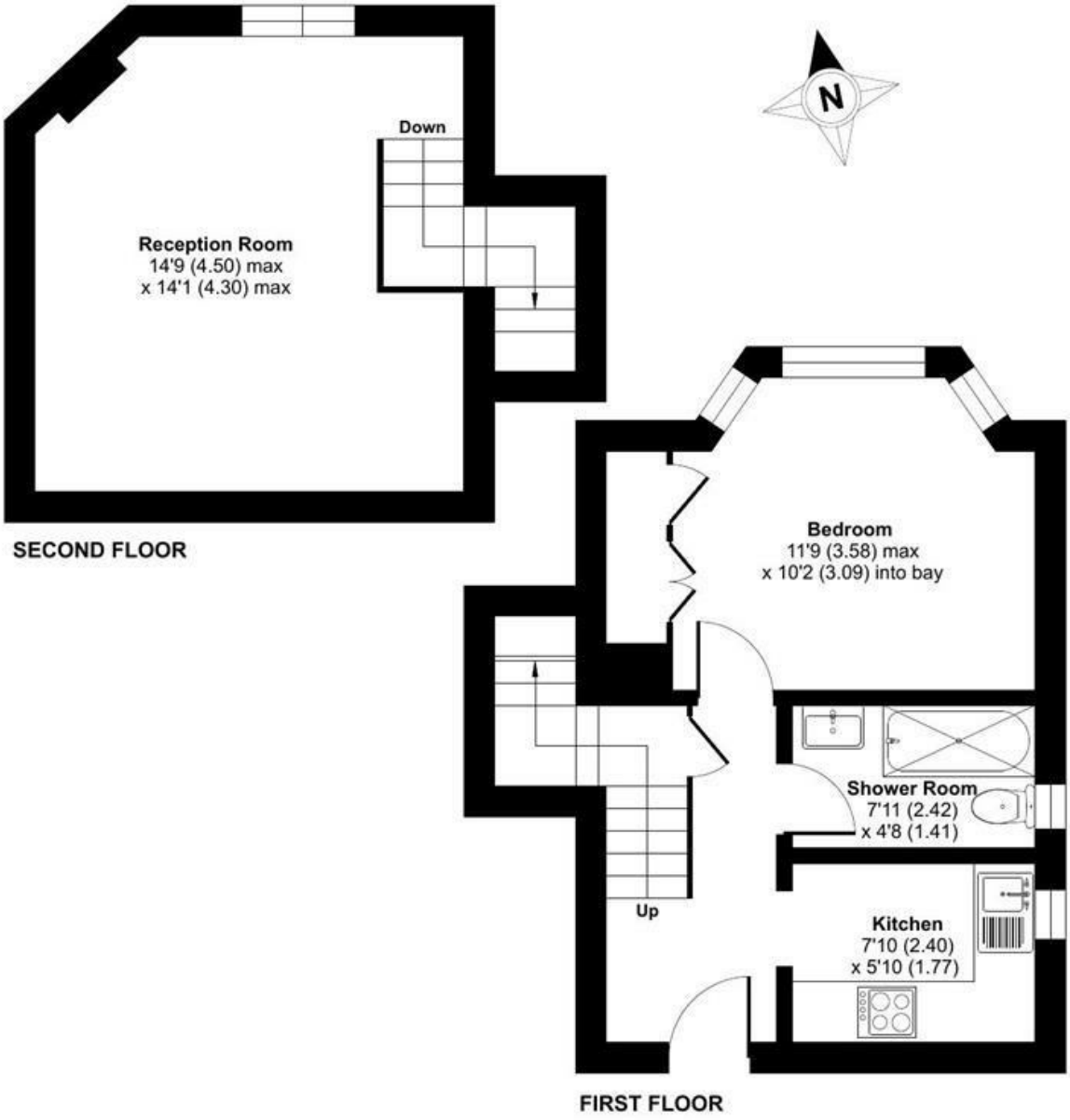
Guide Price £315,000 Leasehold - Share of Freehold

EPC Rating: D

Surbiton Hill Road, Surbiton, KT6

Approximate Area = 523 sq ft / 48.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Matthew James. REF: 1542423

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fittings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

