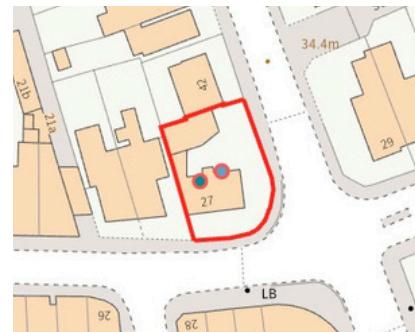




King Charles Road Proposed Elevation



## Berrylands Road, KT5 £999,950

Located at the apex of Surbiton Hill, Dexters are delighted to present a corner residential development opportunity with Full Planning consent for the demolition of the existing property and the erection of a three-storey building providing 5 private self-contained apartments (2x one-bedroom, 1x two-bedroom and 2x three-bedroom) with 2 off-street parking spaces and storage for 9 cycles.

The existing property is a two-storey cottage of circa 138.5 sqm (1,490.8 sq ft) featuring two reception rooms, a kitchen and shower room on the ground floor and four bedrooms and a family bathroom on the first floor.

The property includes a detached garage.

Located within the Royal Borough of Kingston upon Thames, the proposed development occupies a corner plot between Berrylands Road and King Charles Road at the apex of Surbiton Hill. Surbiton town centre is within 650 meters with its plethora of shops, restaurants, public houses, bars and coffee shops including Waitrose and Sainsbury's supermarkets, M&S Simply Food, Zizzi Restaurant, Pizza Express and Café Nero.

Surbiton is located on the banks of the river Thames and is within 1.5 kilometres of the historic town, Kingston-upon-Thames.

Surbiton railway station is located within 650 meters, served by South-Western Railway providing direct trains to London Waterloo within 20 minutes and to Guildford within 40 minutes.

### Features

- Residential development opportunity
- Full Planning consent granted
- 5nos. Private Self-contained Apartments
- 2nos. off-street parking
- Surbiton Hill, Kingston upon Thanes
- Unencumbered Freehold