



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



2 Surbiton Hill Park, Surbiton, KT5 8EZ

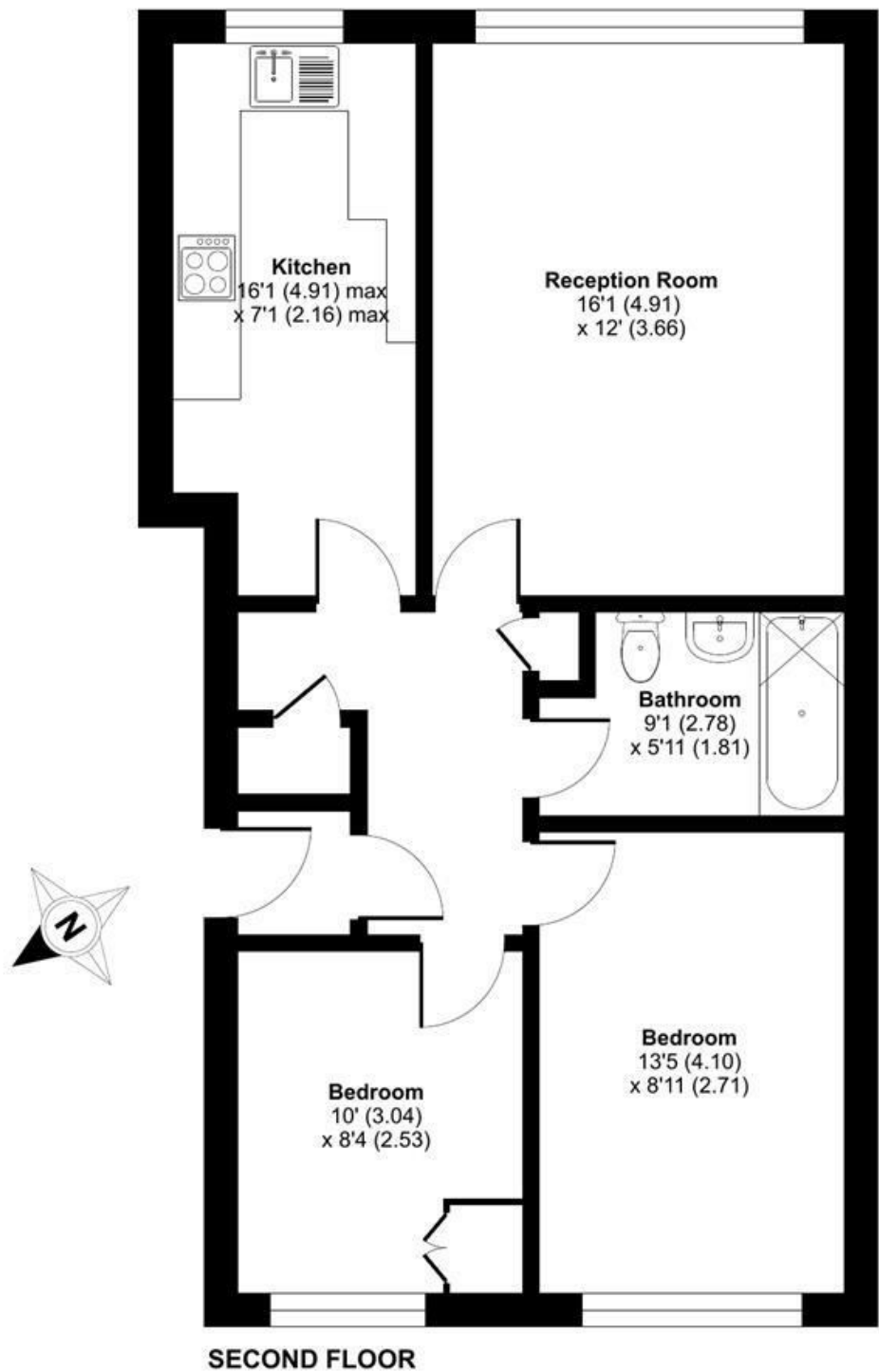
A light bright, well-presented two-bedroom top floor purpose-built apartment with allocated parking. Located within walking distance of Surbiton mainline Station and High Street, with local shops on the 'doorstep'. The many benefits include a large living room with ample sitting and dining space. A separate sleek modern fitted kitchen with appliances and a breakfast bar. A good-sized main bedroom and a double second bedroom. The modern white bathroom suite includes a shower over the bath. There is a welcoming entrance hallway with storage cupboards. Security entrance phone. Gas central heating via a newly installed boiler and modern double glazing. Allocated off-street parking and well-maintained communal areas. Sold with a Share of the Freehold and a lease in excess of 900 years. Council tax band C. We are informed the current service charge is £1491 per annum. An excellent home sold with no onward chain.

Guide Price £375,000 Leasehold - Share of Freehold

EPC Rating: C

Surbiton Hill Park, Surbiton, KT5

Approximate Area = 670 sq ft / 62.2 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). © nchecom 2026. Produced for Matthew James. REF: 1489006

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/fitings 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.

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	