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## 22-24 Kingsdowne Road, Surbiton, KT6 6LA

An outstanding, spacious two-double-bedroom two-bathroom ground-floor conversion apartment with direct access to a delightful communal garden. Set in a grand Victorian house with many character features and parking. Located on a leafy road 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 tall ceilings, a study nook and French doors leading to the garden. There is a good size separate fitted kitchen with appliances and also a door to the garden. The large master bedroom has a floor to ceiling window with original shutters, built in wardrobes and an en-suite shower room. There is also a double second bedroom with wardrobes. The main bathroom has a shower over the bath. Gas central heating. A well maintained mature communal garden. Allocated parking space. Council tax band D. We are informed the current service charge is £240 per month. Sold with a Share of the Freehold and a lease of approx. 92 years. No onward chain.

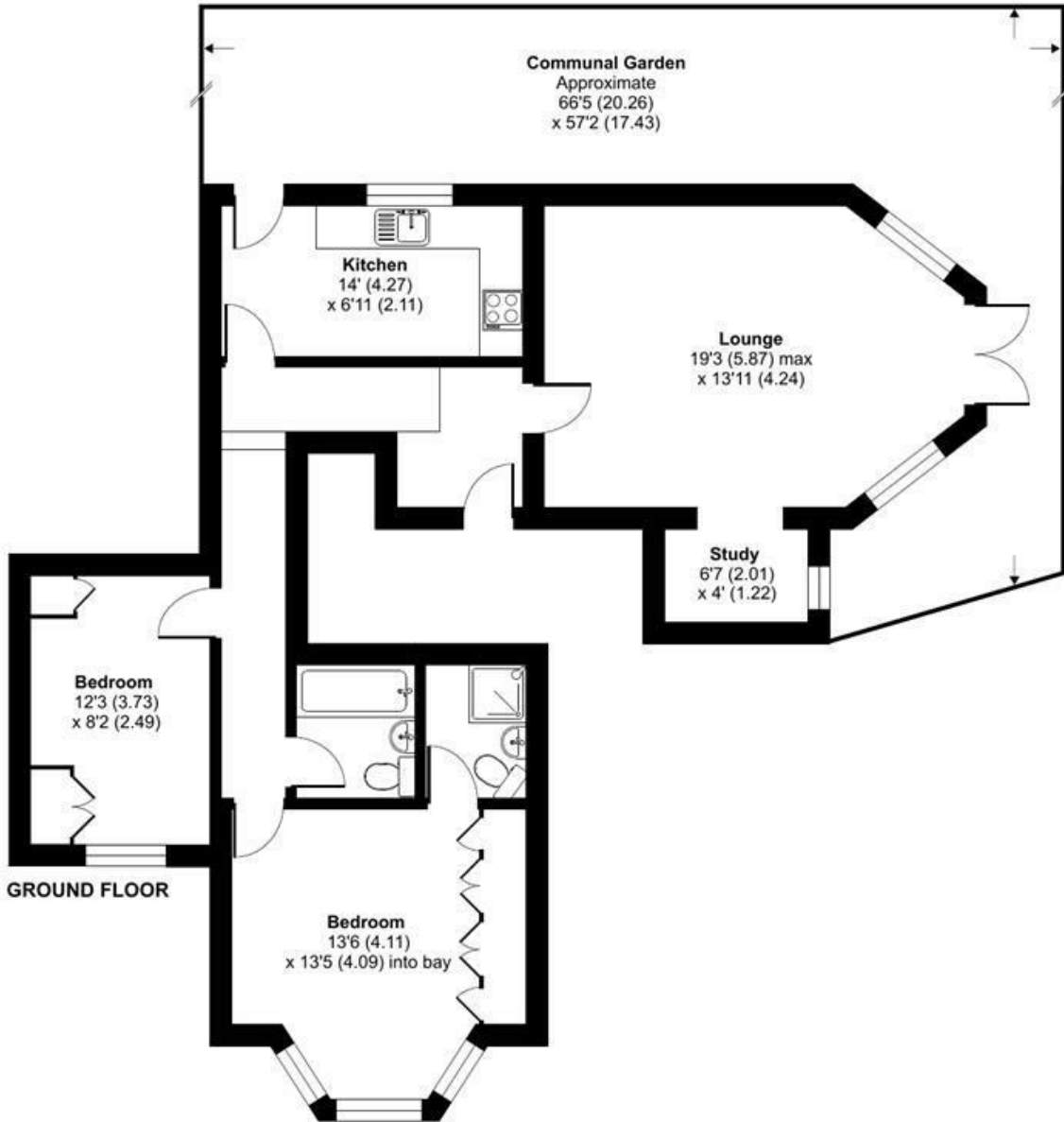
**Guide Price £524,950 Leasehold - Share of Freehold**

**EPC Rating: D**

# Kingsdowne Road, Surbiton, KT6

Approximate Area = 865 sq ft / 80.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1135075

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.

