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Church Hill Road, Surbiton, KT6 4UG

An excellent two-bedroom first-floor contemporary lift-serviced apartment with a private balcony and secure underground parking. Set in a secluded location with views towards St. Mark's Church. Surbiton mainline station and high street are within a few minutes' walk. The many benefits include a large living room opening onto the balcony. There is a sleek modern open-plan kitchen with integral appliances. The master bedroom includes fitted wardrobes and an en-suite shower room. There is a good-sized second bedroom also with fitted wardrobes and a coordinated main bathroom. Gas central heating. Well maintained communal areas and garden. There is secure basement parking and a bike store. Lease 111 years. We are informed the service charge is £887.66 per half year and the ground rent £500 pa. Sold with no onward chain.

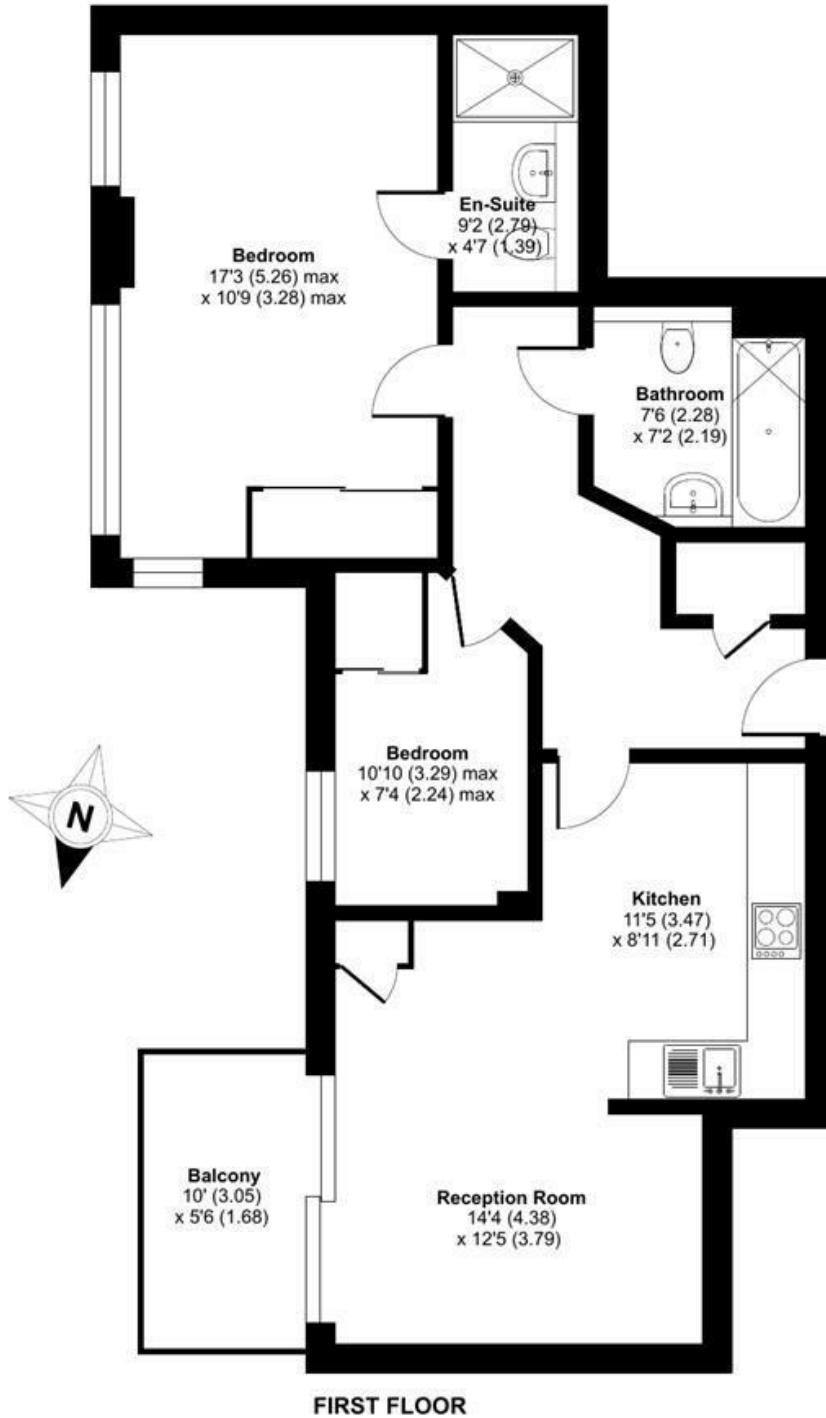
Guide Price £525,000 Leasehold

EPC Rating: B

Church Hill Road, Surbiton, KT6

Approximate Area = 736 sq ft / 68.3 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: 1446488

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/fitments 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			
England & Wales		82	82
	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		