



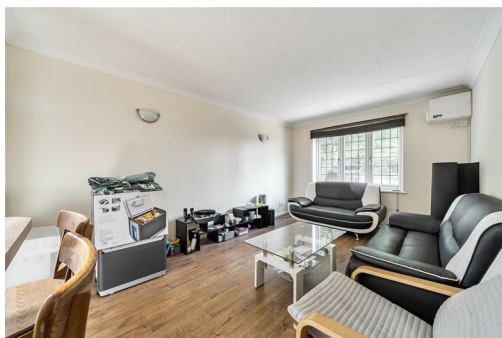
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Hook Road, Surbiton, KT6 5AA

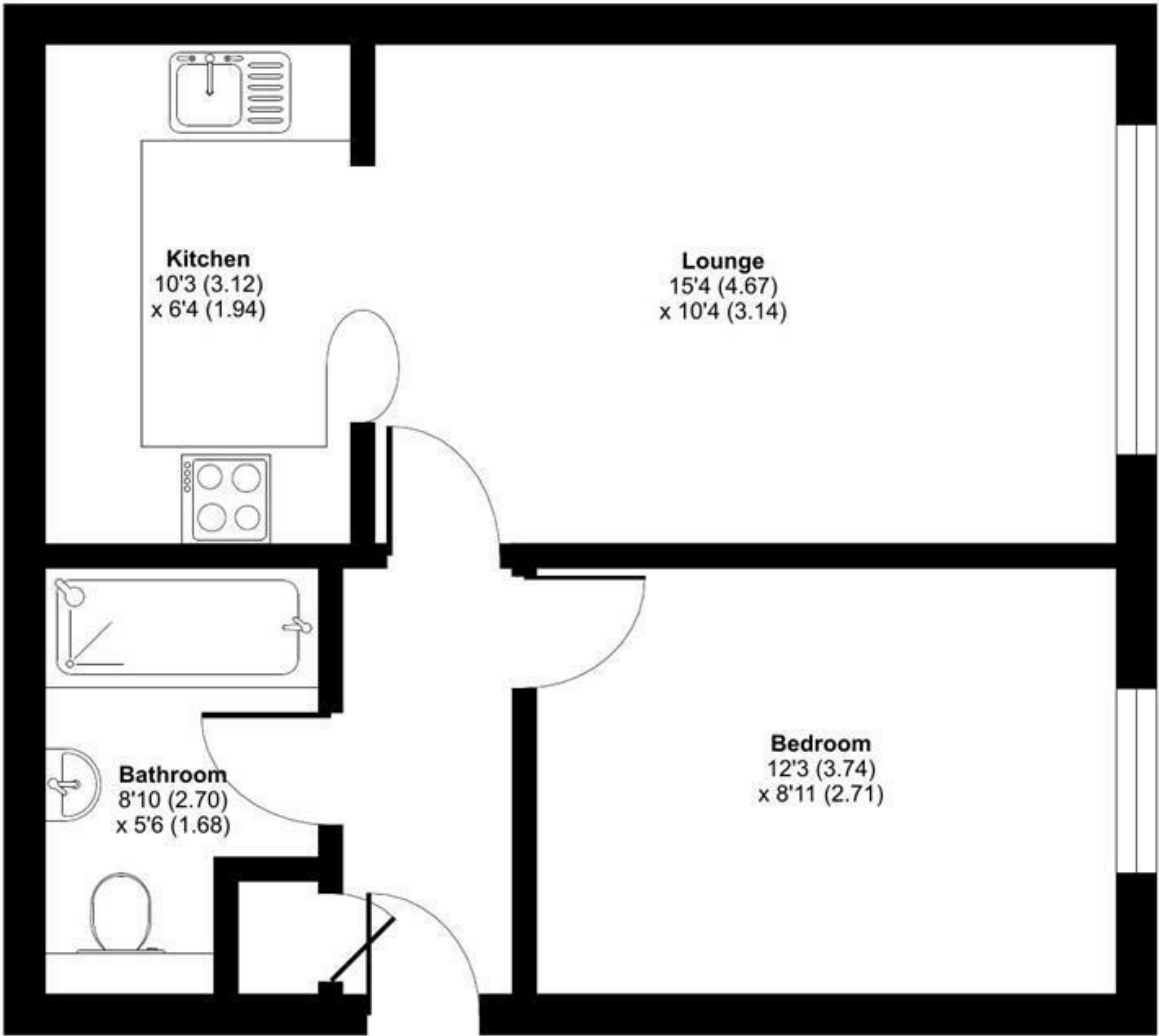
An excellent, one-bedroom ground floor purpose-built apartment with parking. Located within easy reach of Surbiton mainline station and high street with local shops and amenities a short walk away. The many benefits include a spacious lounge dining room with an open-plan kitchen including appliances and a dining bar. There is a large double bedroom and a white bathroom suite with a shower over the bath. The welcoming entrance hallway includes a storage cupboard. Electric heating and double glazing. Parking to the rear of the building. Sold with a Share of the Freehold, a lease in excess of 900 years. We are advised the service charge is £1720pa. Council tax band C. No onward chain.

Guide Price £259,950 Leasehold - Share of Freehold

EPC Rating: D

Hook Road, Surbiton, KT6

Approximate Area = 435 sq ft / 40.4 sq m
For identification only - Not to scale



GROUND FLOOR



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: 1527841

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.

