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Surbiton Hill Park, Surbiton, KT5 8EQ

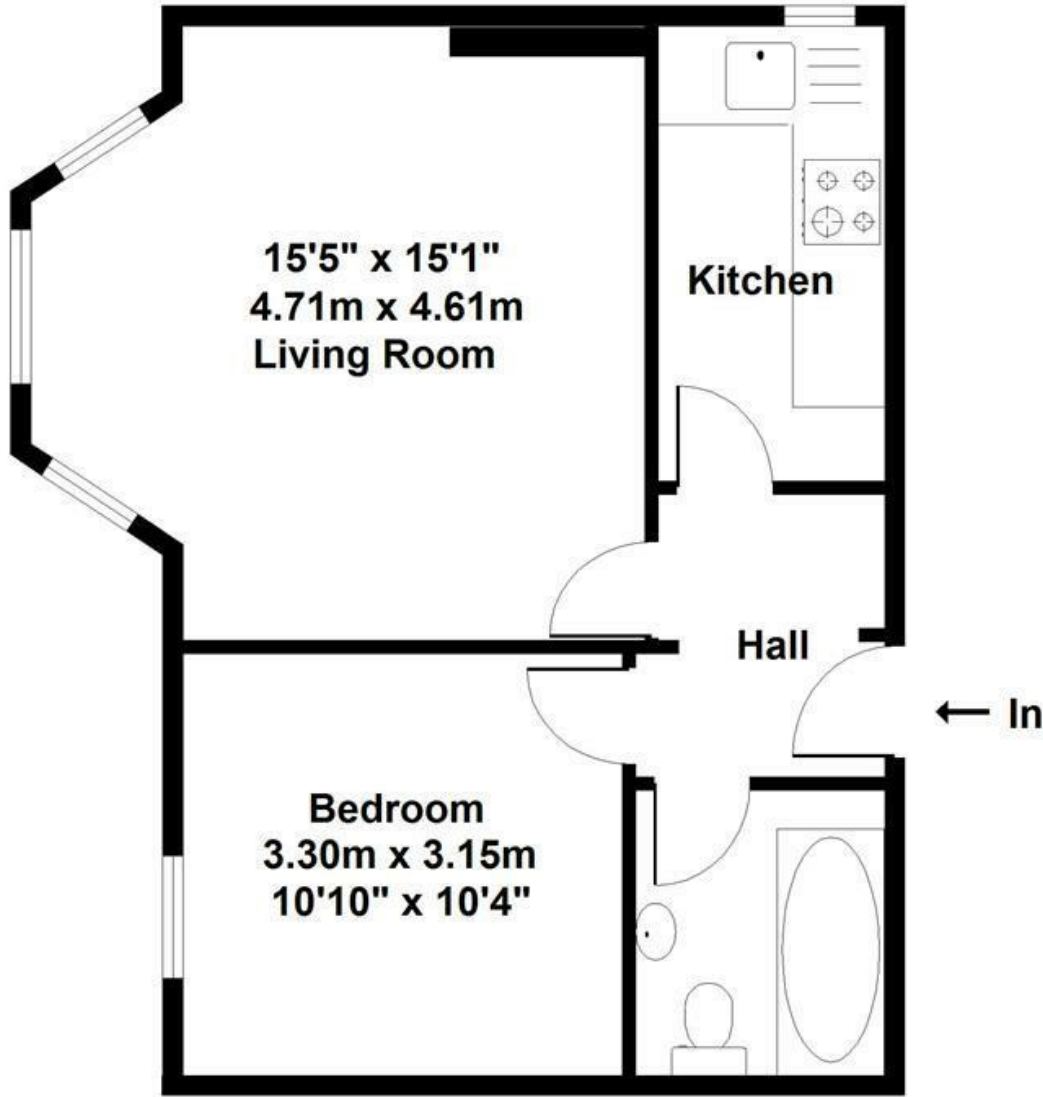
TO LET

A well located and spacious one bedroom upper ground floor conversion apartment set in a grand detached Victorian house and located within walking distance of Surbiton mainline station and high street. The accommodation comprises; entrance hall, large lounge/dining room with high ceilings and a sash-bay window, separate contemporary kitchen with integral appliances, good size double bedroom and a modern white and stone bathroom with a shower over the bath. The property is offered unfurnished and is available from mid August. Council Tax Band C

£1,500 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: D

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Not to Scale

**Approximate Gross Internal Floor Area:
43m sq (469sq ft)**

Whilst every attempt has been made to ensure the accuracy of this floor plan, room sizes and measurements are approximate and should not be relied upon for carpets and furnishings. These plans are for representation purposes only and no responsibility can be given for errors and omissions.

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These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offer; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales			
EU Directive 2002/91/EC			
			80
		62	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales			
EU Directive 2002/91/EC			
			84
		60	