

# HJC

HIGHER VALUES



## Dolphin Close

Surbiton, KT6 4DZ

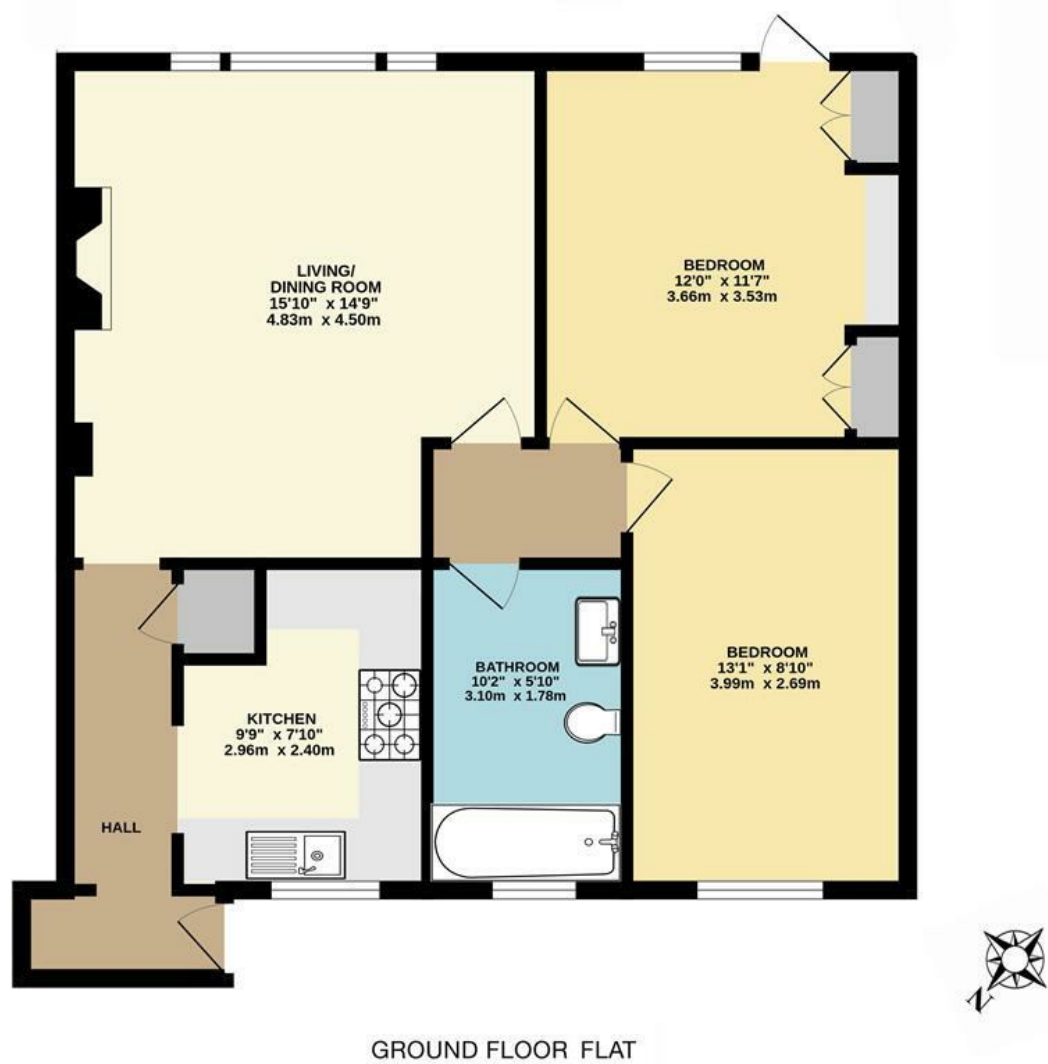
Guide Price £445,000

A delightful two bedroom ground floor flat in a super location moments from Surbiton town centre. The property offers a separate kitchen, a generous reception room, contemporary bathroom and two double bedrooms. There is direct access out onto the communal gardens behind, as well as residents parking and a long lease of approx. 931 years. Surbiton Town Centre and mainline station with it's fast service to Waterloo is minutes away along with an abundance of local amenities all close by. Kingston Council Tax Band C.

Material Info: Brick and Concrete Tiles. Water / Electricity / Sewerage: Mains. Heating: Gas Mains. Broadband: Fibre (FTTC). Mobile Coverage: Indoor: Variable Outdoor: Good

- Ground Floor Flat
- Two Double Bedrooms
- Contemporary Bathroom
- Communal Garden
- Super Central Location
- Leasehold with Long Lease
- Separate Kitchen
- Large Living Room
- Residents Parking
- Town Centre and Train Station Minutes Away

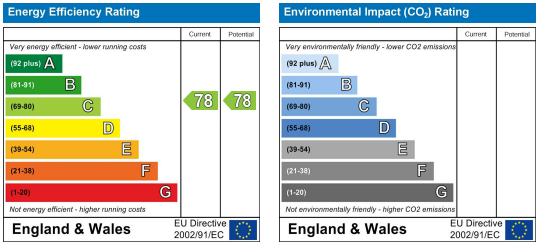
Floor Plan



DOLPHIN CLOSE, SURBITON  
INTERNAL FLOOR AREA (APPROX.) 715 sq ft/ 66.4 sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.