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Surbiton Hill Park, Surbiton, KT5 8EX

TO LET

A spacious one bedroom ground floor conversion apartment set in a grand Victorian house located within walking distance of Surbiton mainline station and high street. The accommodation comprises; a large living room with tall grand ceilings and a bay window, separate modern fitted kitchen with appliances, large double bedroom overlooking the communal garden and a white bathroom suite with a shower above the bath. The property benefits from gas central heating, a large, well maintained communal garden at the rear and driveway parking on a first come, first served basis. The property is offered unfurnished and is available from mid November. Council Tax Band C

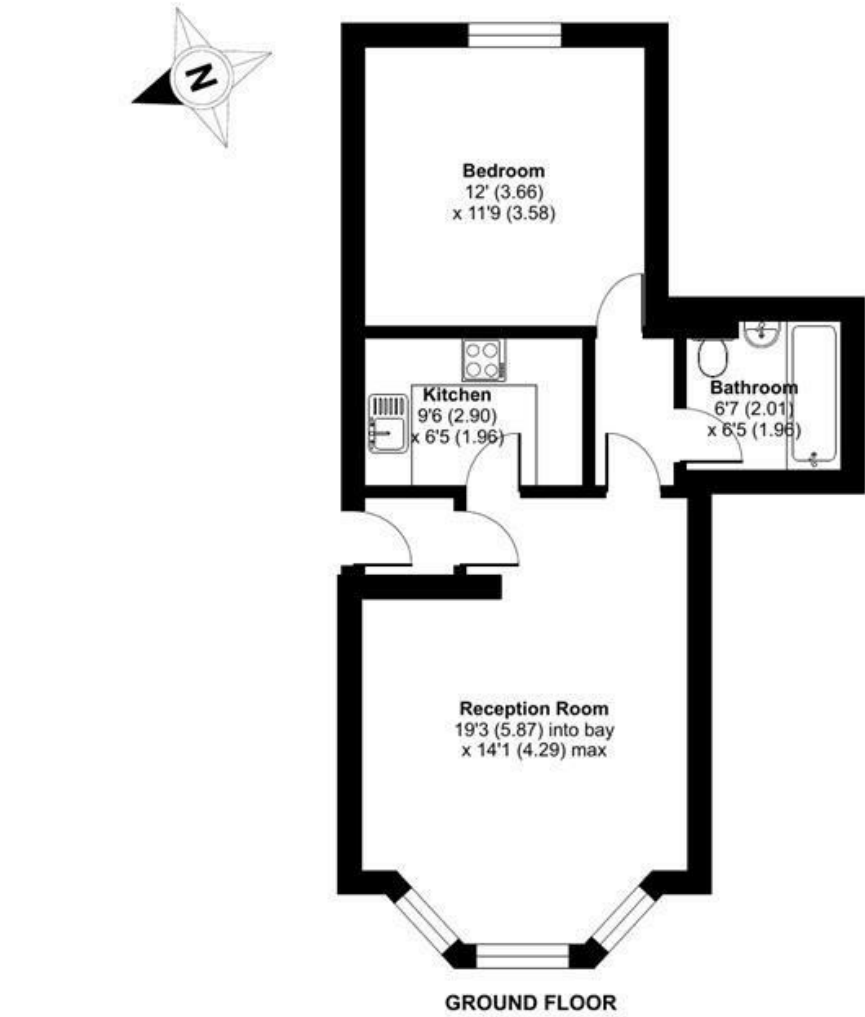
£1,525 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: D

Surbiton Hill Park, Surbiton, KT5 8EX

Surbiton Hill Park, Surbiton, KT5

Approximate Area = 537 sq ft / 49.9 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). © n°checon 2025. Produced for Matthew James. REF: 1235071

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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	64	79
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		