



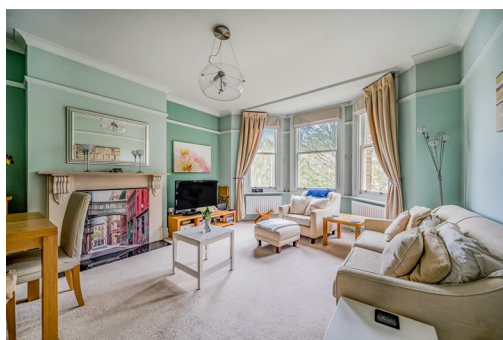
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Surbiton Hill Park, Surbiton, KT5 8EX

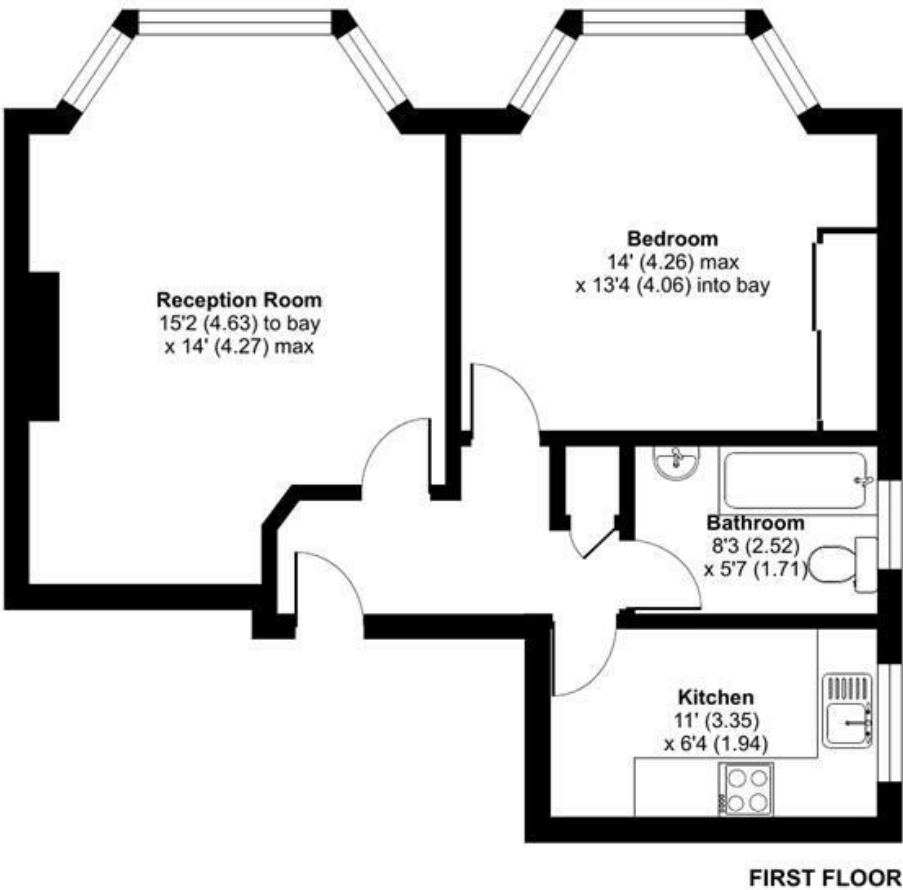
A spacious one bedroom first floor conversion apartment with parking, set in a grand Victorian house. Located within walking distance of Surbiton mainline station and high street. The many benefits include a large reception room with a bay window, period fireplace and ample sitting and dining space. There is a separate modern fitted kitchen with a built in oven-hob-hood and a breakfast bar. The good size bedroom also includes a bay window and fitted wardrobes. There is a white bathroom suite with a shower over the bath. Gas central heating. Parking to the side of the property. Council tax band C. Lease 104 years. We are informed the service charge is £600 to £800 per half year and the ground rent £125 pa. No onward chain.

Guide Price £299,950 Leasehold

EPC Rating: C

Surbiton Hill Park, Surbiton, KT5

Approximate Area = 583 sq ft / 54.2 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°checom 2025. Produced for Matthew James. REF: 1363894

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.

