



SARA MORTON

BESPOKE REAL ESTATE AGENT



## St Andrew's Road

, Surbiton, KT6 4FG

Guide Price £675,000

Positioned in the heart of Surbiton, St Andrews Road presents a remarkable opportunity to acquire a stunning and very spacious two-bedroom apartment on the second floor of a newly built development. FURTHER BENEFITING FROM AN ADDITIONAL STUDY/CINEMA ROOM.

This exquisite property is part of a select collection of six one and two-bedroom apartments, designed to offer both comfort and style.

The apartment boasts a spacious and light-filled interior, perfect for modern living. The open-plan layout is complemented by integrated kitchen appliances, ensuring that both cooking and entertaining are a delight. The well-proportioned reception room provides a welcoming space to relax, while the bedroom offers a tranquil retreat.

Surbiton is renowned for its charming blend of Victorian and Edwardian architecture, creating a picturesque backdrop for daily life. Residents will appreciate the convenience of being close to local amenities, including the vibrant Maple Road, which is home to an array of outstanding restaurants and coffee shops. For those commuting to London, Surbiton Mainline Station is just a short distance away, offering direct routes to London Waterloo in approximately 15-20 minutes.

In addition to its excellent transport links, Surbiton is surrounded by beautiful river walks along the Thames footpath, making it an ideal location for outdoor enthusiasts. The area is also well served by reputable schools and recreational facilities, ensuring that families have access to quality education and leisure activities.

- STUNNING AND VERY GENEROUS TWO BEDROOM NEW BUILD APARTMENT
- SECOND FLOOR APARTMENT WITH STUDY/CINEMA ROOM
- OPEN PLAN KITCHEN/RECEPTION ROOM
- TOWN CENTRE LOCATION
- CLOSE TO SURBITON MAINLINE STATION - DIRECT LINKS TO LONDON WATERLOO
- WELL LOCATED FOR THE RIVER THAMES FOOTPATH
- NEW DEVELOPMENT OF SIX ONE AND TWO BEDROOM APARTMENTS
- TOTAL SIZE 1178.97 SQ. FT.
- NEW 999 YEAR LEASE
- 10 YEAR STRUCTURAL WARRANTY - BUILDZONE

### Viewing

Please contact our Sales Office on 0208 181 9660 if you wish to arrange a viewing appointment for this property or require further information.



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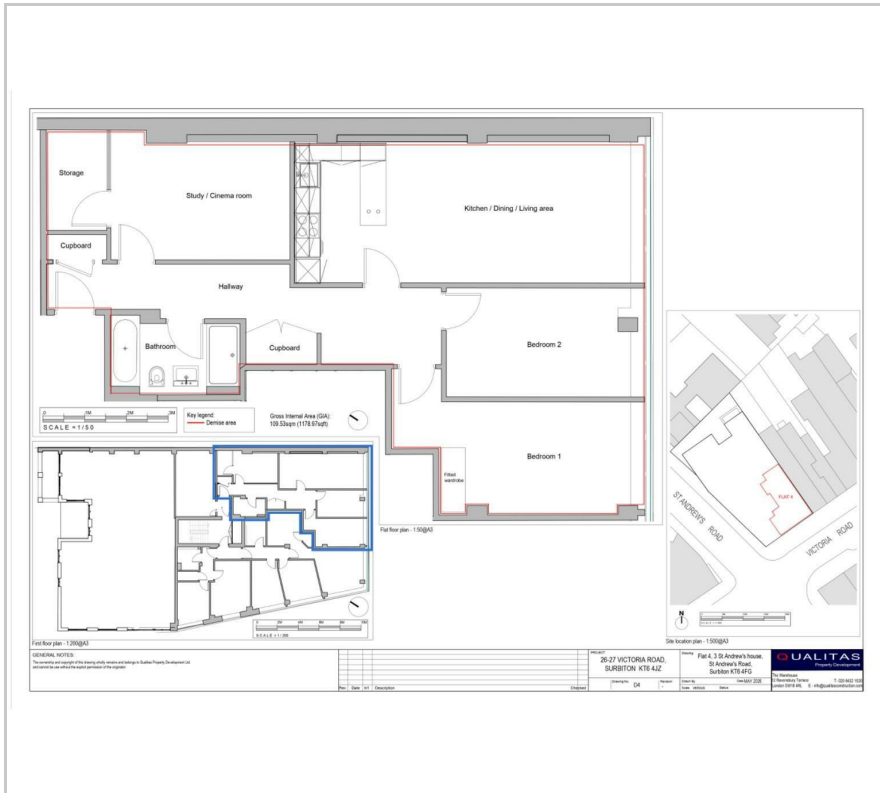
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## Floor Plan



## Area Map



## Energy Efficiency Graph



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