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Surbiton Hill Park, Surbiton, KT5 8EG

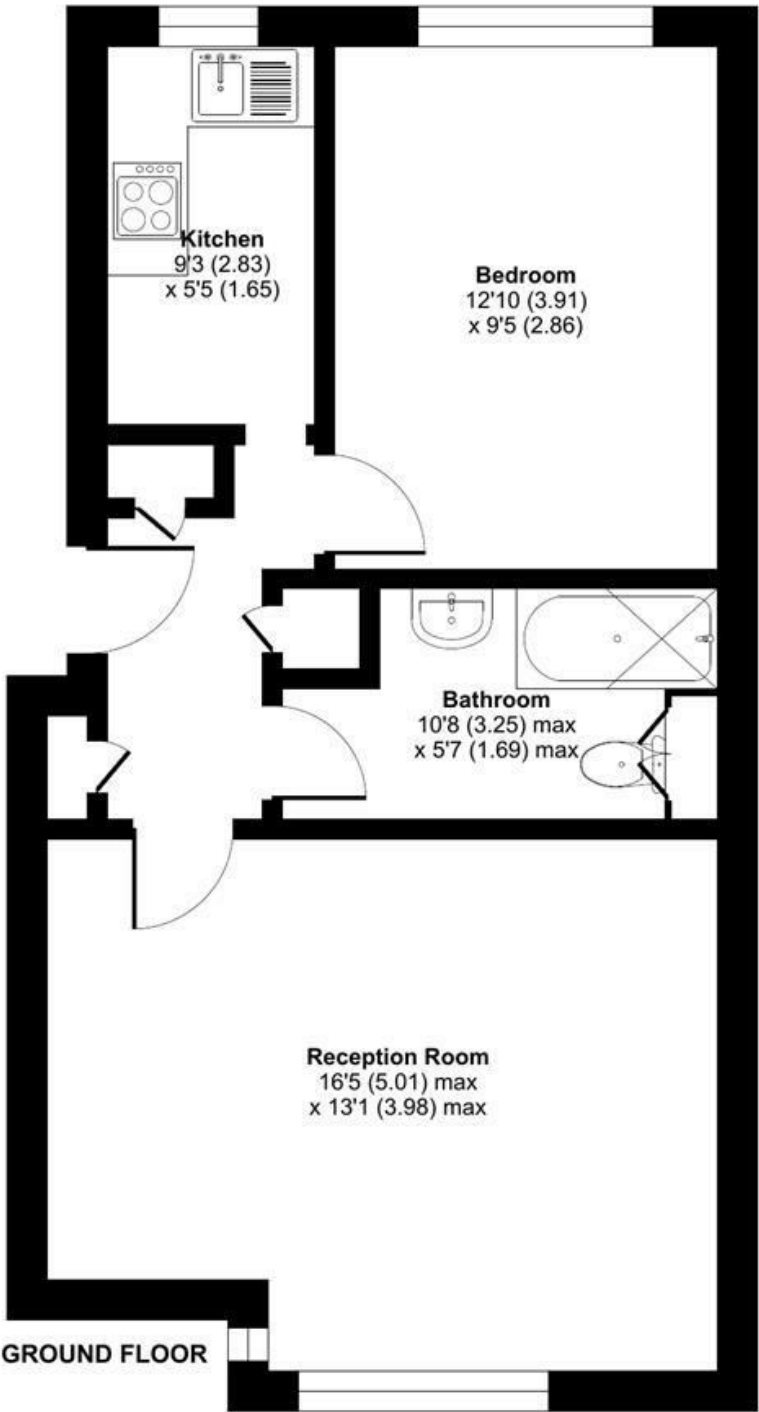
An outstanding spacious one-bedroom ground floor purpose-built apartment presented in excellent condition. Located on a desirable residential road within walking distance of Surbiton mainline station and high street. The many benefits include a large living room with sitting and dining space and a bay window. There is a separate modern fitted kitchen with an integral oven-hob-hood. The good-sized double bedroom includes space for wardrobes. There is a new white bathroom suite with a shower above the bath. The welcoming entrance hallway includes fitted storage cupboards. Double glazing and gas central heating. Well maintained communal areas and garden. Council tax band C. Share of Freehold and Lease in excess of 900 years. We are informed the service charge is £270 per qrt. Sold with no onward chain.

Guide Price £310,000 Leasehold - Share of Freehold

EPC Rating: C

Surbiton Hill Park, Surbiton, KT5

Approximate Area = 498 sq ft / 46.3 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 2026. Produced for Matthew James. REF: 1497600

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.

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