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St. Andrews Road, Surbiton, KT6 4DT

An excellent top-floor, one-bedroom conversion apartment, located within the heart of Surbiton only moments' walk from the mainline station and high street. The many benefits include a good-sized living room opening onto a modern fitted kitchen with appliances. There is a double bedroom to the rear of the property and white fitted shower room. Gas central heating and modern double glazing. There is communal garden to the rear of the property. Council tax band C. Lease 159 years. We are informed the service charge is £526 per qrt and the ground rent £50 pa. No onward chain.

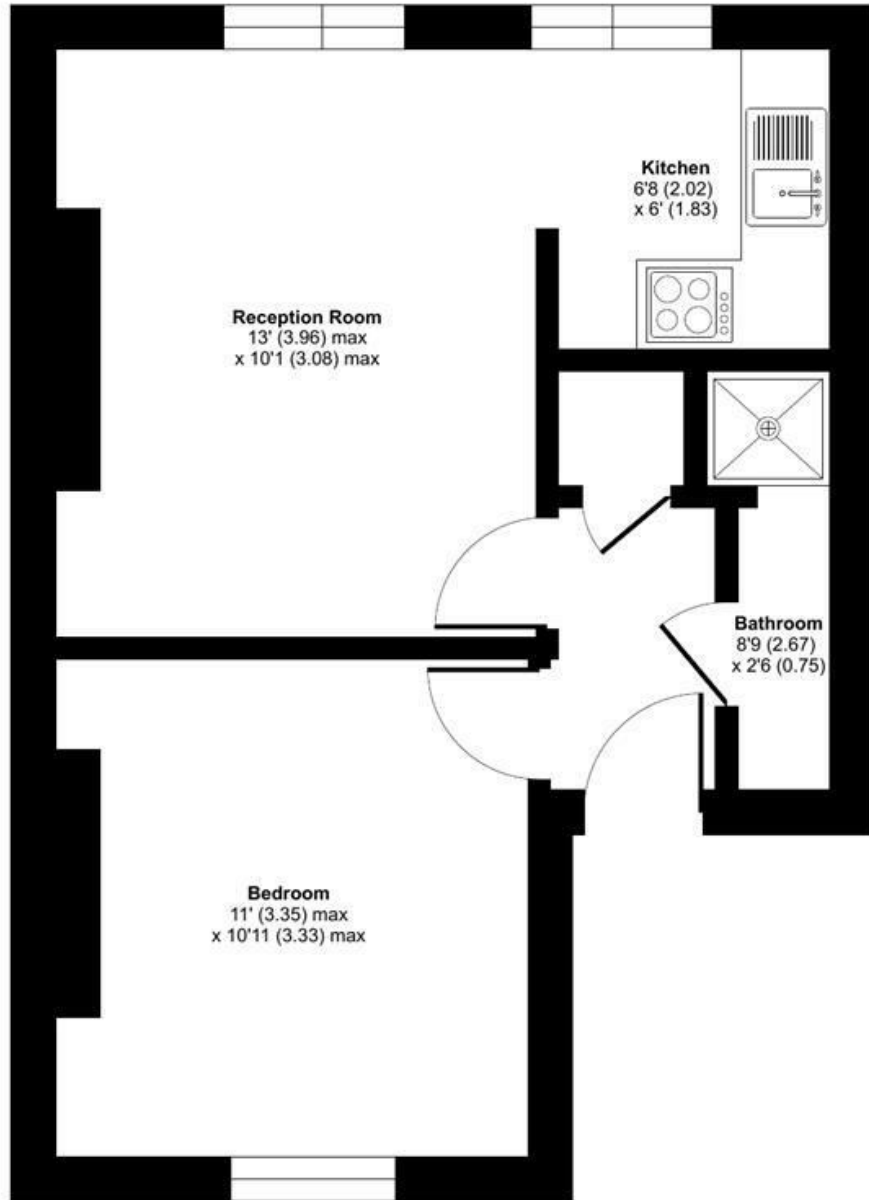
Guide Price £265,000 Leasehold

EPC Rating: C

Andrew's Road, Surbiton, KT6

Approximate Area = 364 sq ft / 33.8 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Matthew James. REF: 1457760

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
72		77	
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		