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## Oak Hill Road, Surbiton, KT6 6EH

An excellent two double bedroom first floor conversion apartment, set in a grand detached Victorian house. Located within the popular Oak Hill area, only a short walk from the mainline station and high street. The many benefits include a stunning living room with a fireplace and French doors opening onto the canopy of the bay window below. There is a separate fitted kitchen with appliances. A large main bedroom and a double second bedroom. The modern white bathroom suite includes a shower above the bath. Gas central heating and well maintained communal areas. Council tax band B. We are informed the service charge is £100 per month and Building Insurance £1359 pa. Sold with a Share of the Freehold and a lease in excess of 900 years. No onward chain.

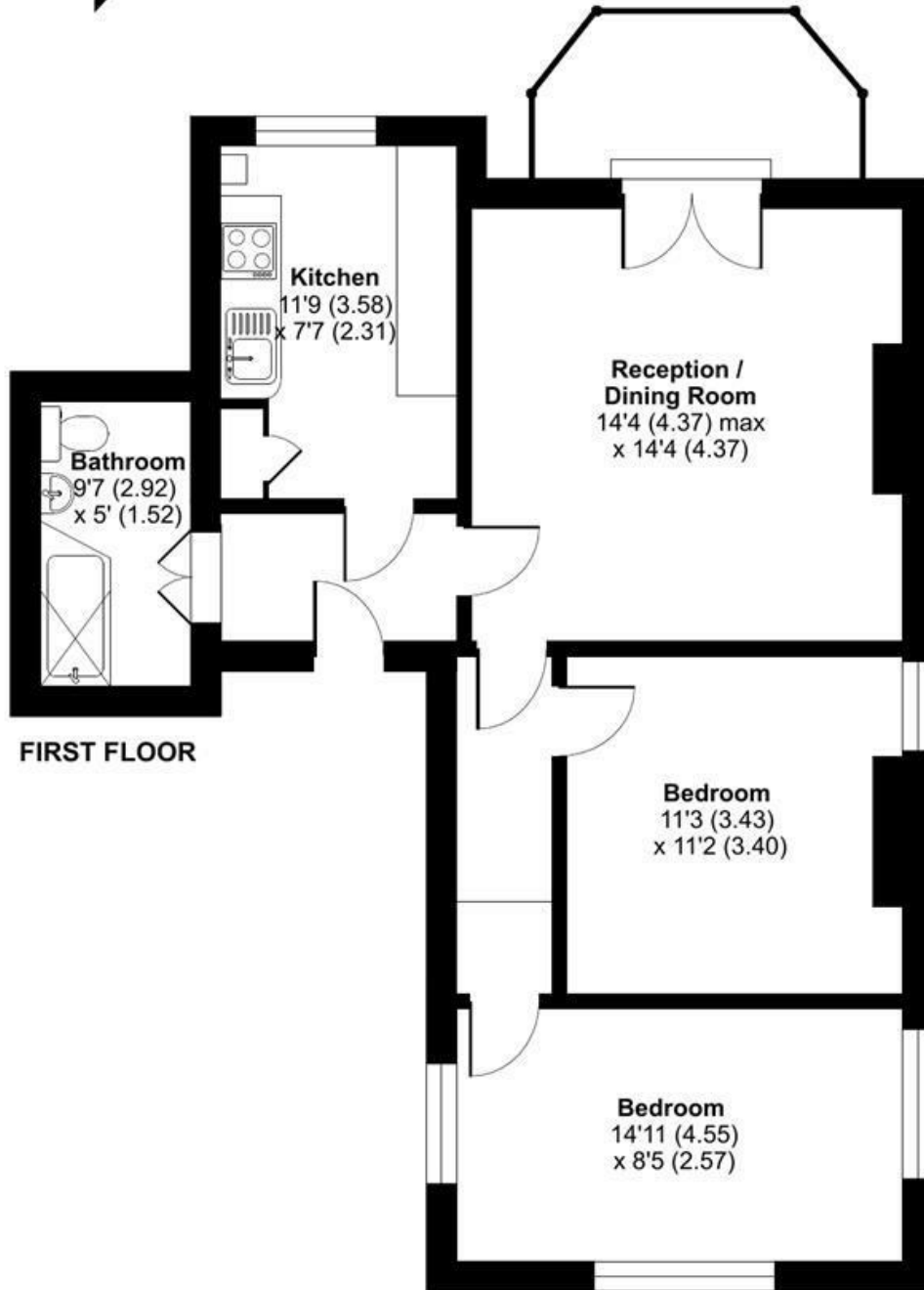
**Guide Price £400,000 Leasehold - Share of Freehold**

**EPC Rating: D**

# Oak Hill Road, Surbiton, KT6

Approximate Area = 703 sq ft / 65.3 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). © nchecom 2026. Produced for Matthew James. REF: 1438947

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.

