



## Surbiton Hill Park, Surbiton, KT5 8EF

An excellent, well-presented one-bedroom top floor character apartment set in a grand building with parking and a communal garden. Located within walking distance of Surbiton mainline station and high street. The many benefits include a lovely, light living space with a modern fitted kitchen including integral appliances, plus sitting and dining space. The large double bedroom has extensive fitted wardrobes. The white bathroom suite includes a shower above the bath. There is a welcoming entrance hall with a storage cupboard. Gas central heating and double glazing. Allocated parking to the rear of the property along with a well-maintained communal garden and a bike store. Sold with a Share of the Freehold and a lease in excess of 900 years. Council Tax Band B. We are informed the service charge is £345 per qrt.

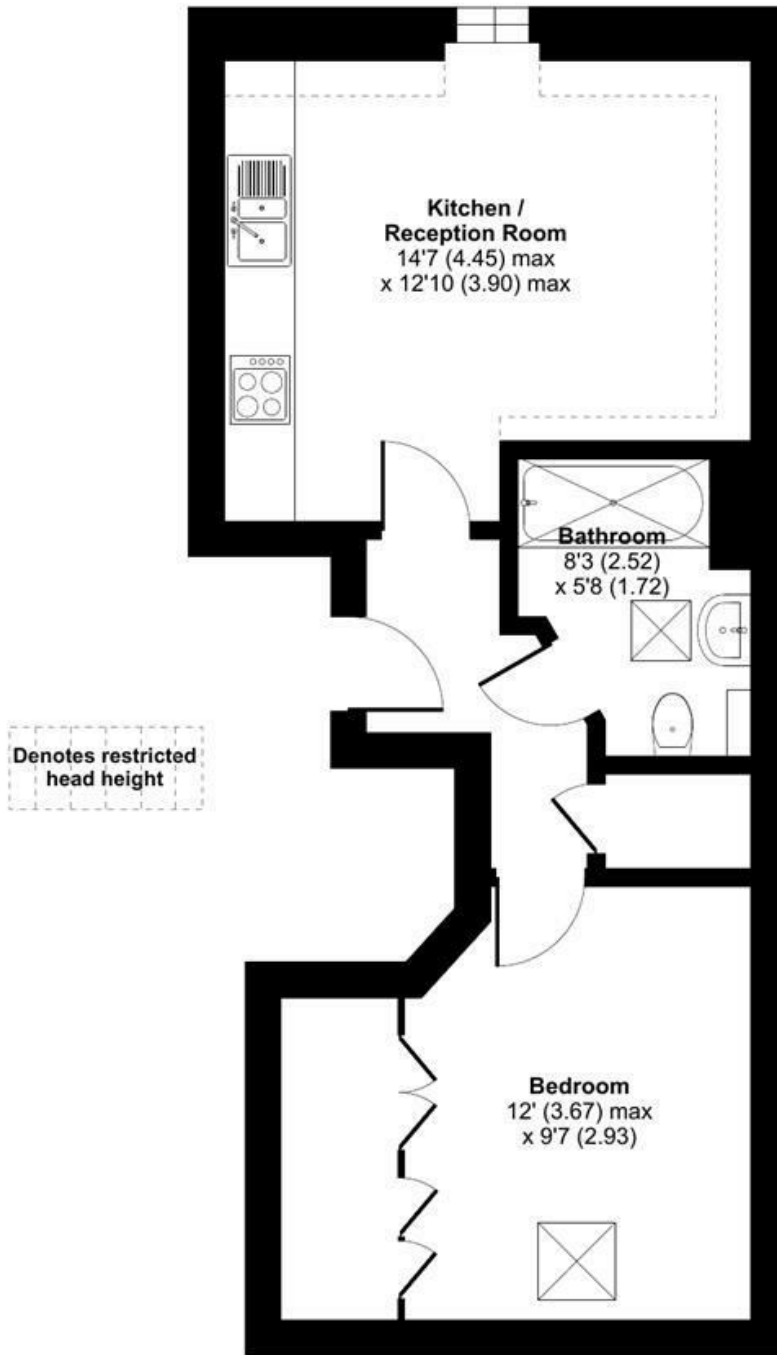
**Guide Price £299,950 Leasehold - Share of Freehold**

**EPC Rating: D**

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Approximate Area = 394 sq ft / 36.6 sq m  
 Limited Use Area(s) = 28 sq ft / 2.6 sq m  
 Total = 422 sq ft / 39.2 sq m

For identification only - Not to scale



Denotes restricted head height

**THIRD 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: 1429625

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.

