



58 Harvey Road, Guildford GU1 3LU



**COLLINS**  
Independent Estate Agent





## 58 Harvey Road Guildford GU1 3LU

Asking price £425,000  
Share of Freehold

A rare opportunity to acquire this distinctive two bedroom garden flat in the highly sought after town centre conservation area. Offering excellent scope to remodel and reconfigure, it provides the perfect opportunity to create a stylish home for modern living. The property is rich in period character, with original fireplaces, decorative mouldings, beautiful woodwork and wall panelling, while impressive ceiling heights and large picture windows create a wonderful sense of light and space. A particular highlight is the exceptionally large private south-facing walled garden, accessed directly from the flat via a spiral staircase. Private and sunny, it offers a superb space for keen gardeners, outdoor entertaining or simply relaxing.



In my view, this unique period conversion stands apart from many of the smaller Victorian houses nearby, thanks to its generous room sizes, outstanding garden, prime location and exciting potential.

- EPC - E
- Council Tax - C
- Gas central heating
- Permit parking





A rare opportunity to acquire a charming period conversion with an exceptionally large, south-facing walled garden, set in one of the town centre's most sought-after locations. Ideally positioned, the property is within easy walking distance of Pewley Downs, London Road station, and the Upper High Street, offering the perfect blend of vibrant town living and beautiful countryside on your doorstep.

The property is offered with a share of the freehold, with no ground rent payable, a service charge of £900 per annum, and approximately 970 years remaining on the lease. The residents each own an equal share of the freehold and serve as directors of the management company, providing long-term security and a collaborative approach to the management and upkeep of the building.



# COLLINS

Independent Estate Agent

Parallel House, 32 London Road  
Guildford, Surrey GU1 2AB

Telephone | 01483 230 473  
info@collinsguildford.co.uk

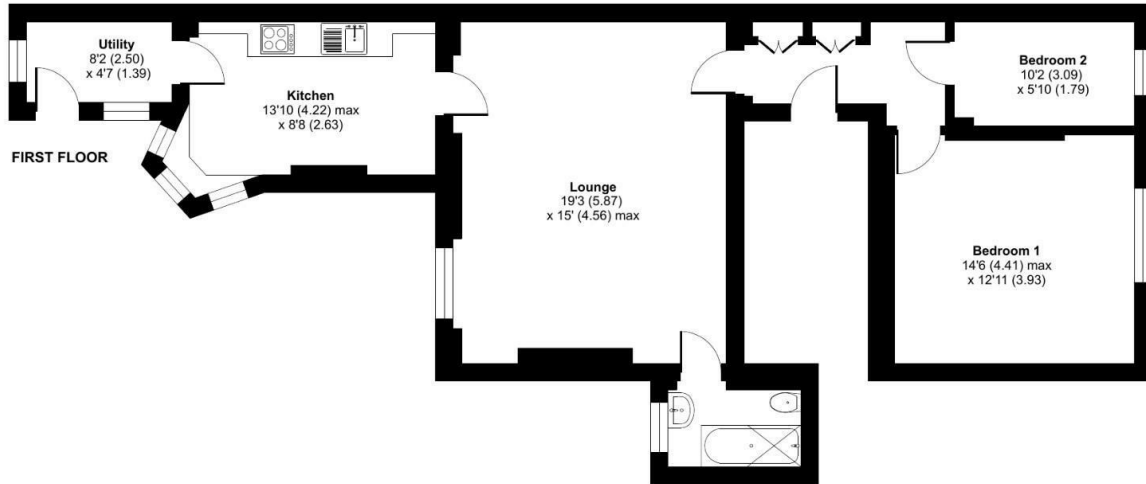
[www.collinsguildford.co.uk](http://www.collinsguildford.co.uk)



# Harvey Road, Guildford, GU1

Approximate Area = 811 sq ft / 75.3 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 Mark Collins (Guildford) Limited. REF: 1485599



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