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Oak Hill Road, Surbiton, KT6 6EL

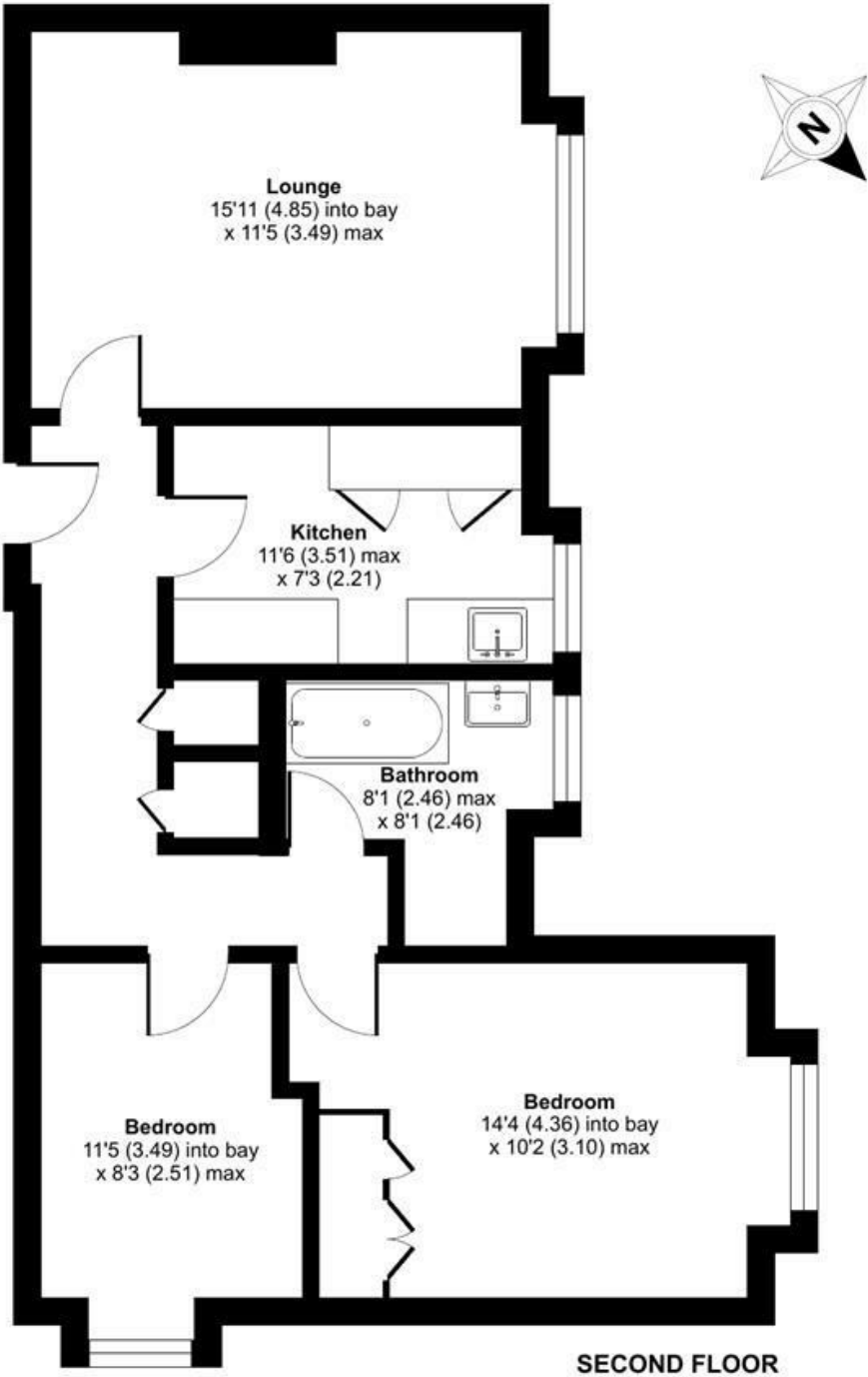
A spacious two bedroom top floor purpose built apartment, set in detached period building with well maintained communal gardens. The property would benefit from updating and refurbishing. Located within a short walk of Surbiton mainline station and high street. The many benefits include a large living room with sitting and dining space and a separate kitchen. There is a double main bedroom and a good size second bedroom and a bathroom with an original bath. Gas central heating and double glazing. There are well maintained gardens which surround the property. Council tax band C. Lease 130 years. We are informed the Service Charge is £1,400 pa - Building Insurance is £334 pa and the ground rent £480 pa. No onward chain.

Guide Price £335,000 Leasehold

EPC Rating: D

Oak Hill Road, Surbiton, KT6

Approximate Area = 659 sq ft / 61.2 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 2025. Produced for Matthew James. REF: 1305605

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	55	55
(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		