



Tolworth Park Road, Surbiton, KT6 7RN

welcome to

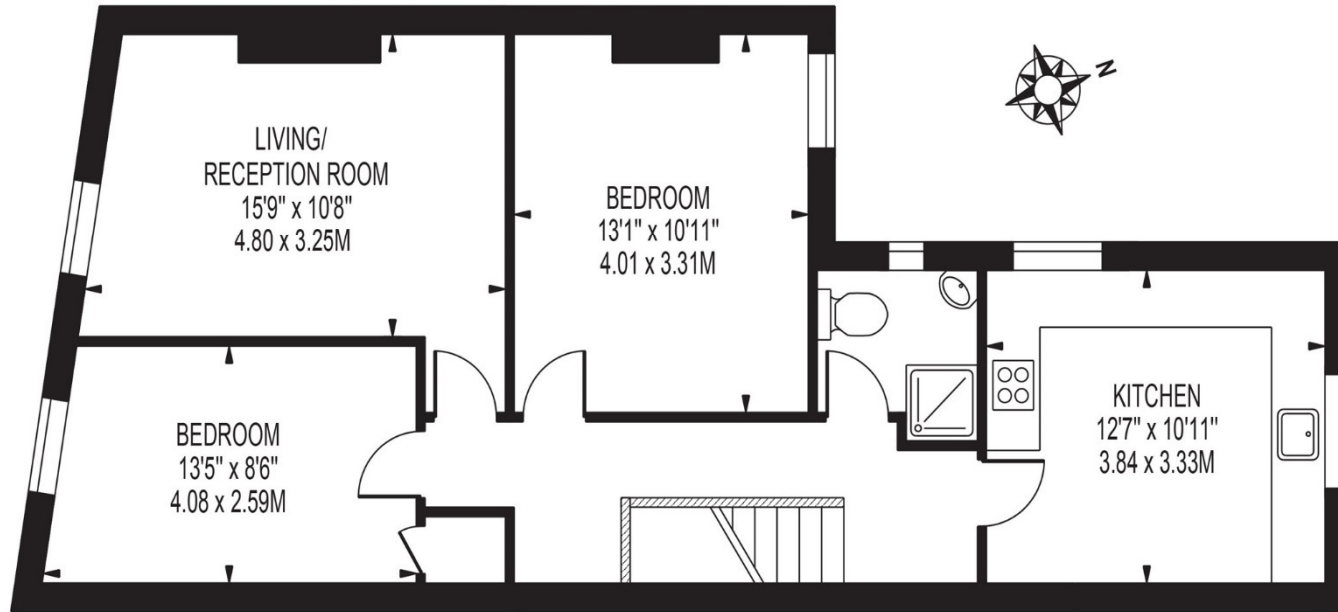
Tolworth Park Road, Surbiton

Spanning 733 sq ft of airy and stylish living accommodation; this two double bedroom top floor maisonette resides just 0.7 miles from Tolworth Rail Station whilst the location further benefits from outstanding school catchments for primary & secondary schools



TOLWORTH PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 733 SQ FT - 68.10 SQ M



FIRST FLOOR



GROUND FLOOR
ENTRANCE

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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Located just 0.7 miles from Tolworth Rail Station, this two double bedroom top floor maisonette spans a total of 733 sq ft of airy and contemporary living accommodation whilst the location further benefits from outstanding school catchments for primary & secondary schools.

The heart of the home lies within the welcoming reception area that given its orientation enjoys a tremendous amount of natural light through out the day. Adjoining either side of the living space are two sizable double bedrooms with the second offering built in wardrobe space.

Another endearing feature of this exciting home is the vast kitchen/diner which offers an ample amount of counter top space as well as storage and integrated appliances whilst still allowing plenty of space for dining furniture. Concluding the home is a stylish three piece family bathroom.

Another additional benefit is the loft space that spans the same size as the property which allows for an enormous amount of storage as well as the potential to extend STPP. Immediate inspection is advised to avoid disappointment.

welcome to

Tolworth Park Road, Surbiton

- Two Double Bedrooms
- Maisonette
- 0.7 Tolworth Rail Station
- Contemporary Condition Through Out
- Vast Kitchen/Diner
- Ample On Street Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 250.00

Ground Rent: 280.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2014.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers in excess of

£300,000



view this property online barnardmarcus.co.uk/Property/SUR108696



Property Ref:
SUR108696 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property



barnard marcus



020 8390 8181



Surbiton@barnardmarcus.co.uk



5A Surbiton Parade St. Marks Hill, SURBITON,
Surrey, KT6 4RB



barnardmarcus.co.uk