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## Hook Road, Surbiton, KT6 5BZ

An excellent, well-presented one-bedroom first floor apartment with its own entrance and a private garden. Located within easy reach of Surbiton mainline station and high street with local shops and amenities on the doorstep. The many benefits include a large living room with sitting/dining space and a feature fireplace. There is a separate modern fitted kitchen with appliances. A double bedroom with fitted wardrobes and a good-sized modern white bathroom with a shower over the bath. There is a welcoming entrance hallway. Gas central heating and double glazing. To the rear is a private-enclosed garden with a secure storage shed. Council tax band B. Sold with a new 171-year lease. We are informed service charge is paid as and when required. Building insurance for 2025/26, £290 and a £25pa admin charge. No onward chain.

**Guide Price £215,000 Leasehold**

**EPC Rating: D**

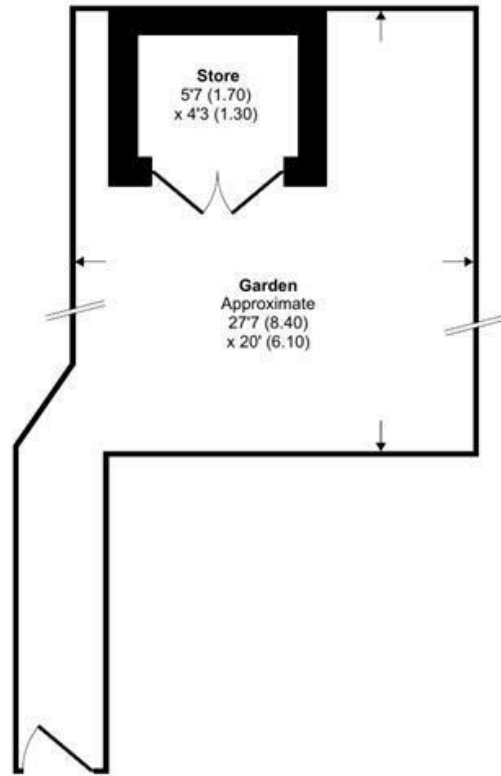
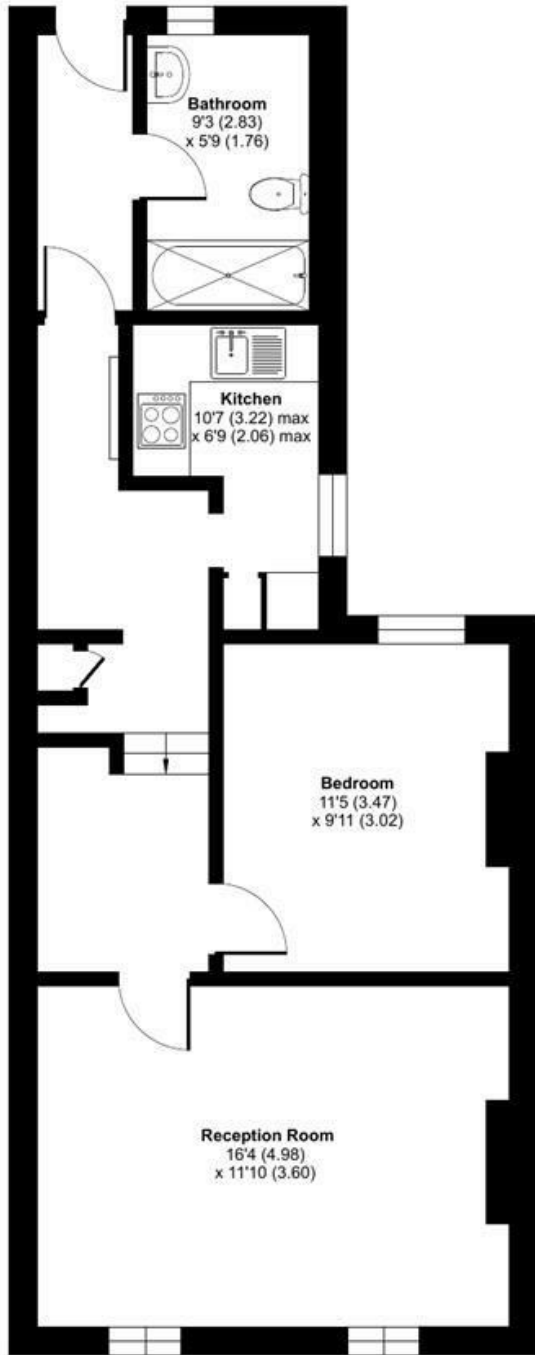
# Hook Road, Surbiton, KT6

Approximate Area = 593 sq ft / 55 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 617 sq ft / 57.2 sq m

For identification only - Not to scale



FIRST 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: 1472392

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		66	75
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	