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## Corkran Road, Surbiton, KT6 6PL

An outstanding first floor studio apartment which is presented in excellent condition and boasting a magnificent communal garden. Set in an attractive detached Victorian property in one of the most prestigious roads of the Southborough conservation area, within walking distance of Surbiton mainline station and high street. The many benefits include a delightful bright studio room with large windows overlooking the garden and wooden flooring. A contemporary open plan kitchen with a built in oven, hob and hood. A modern white bathroom suite with shower over the bath. Storage in hallway and spacious built-in wardrobes. Modern double glazing and electric heating. Large secluded back garden and on-site parking. Sold with an extensively new roof, a lease of 148 years and no onward chain.

**Guide Price £225,000 Leasehold**

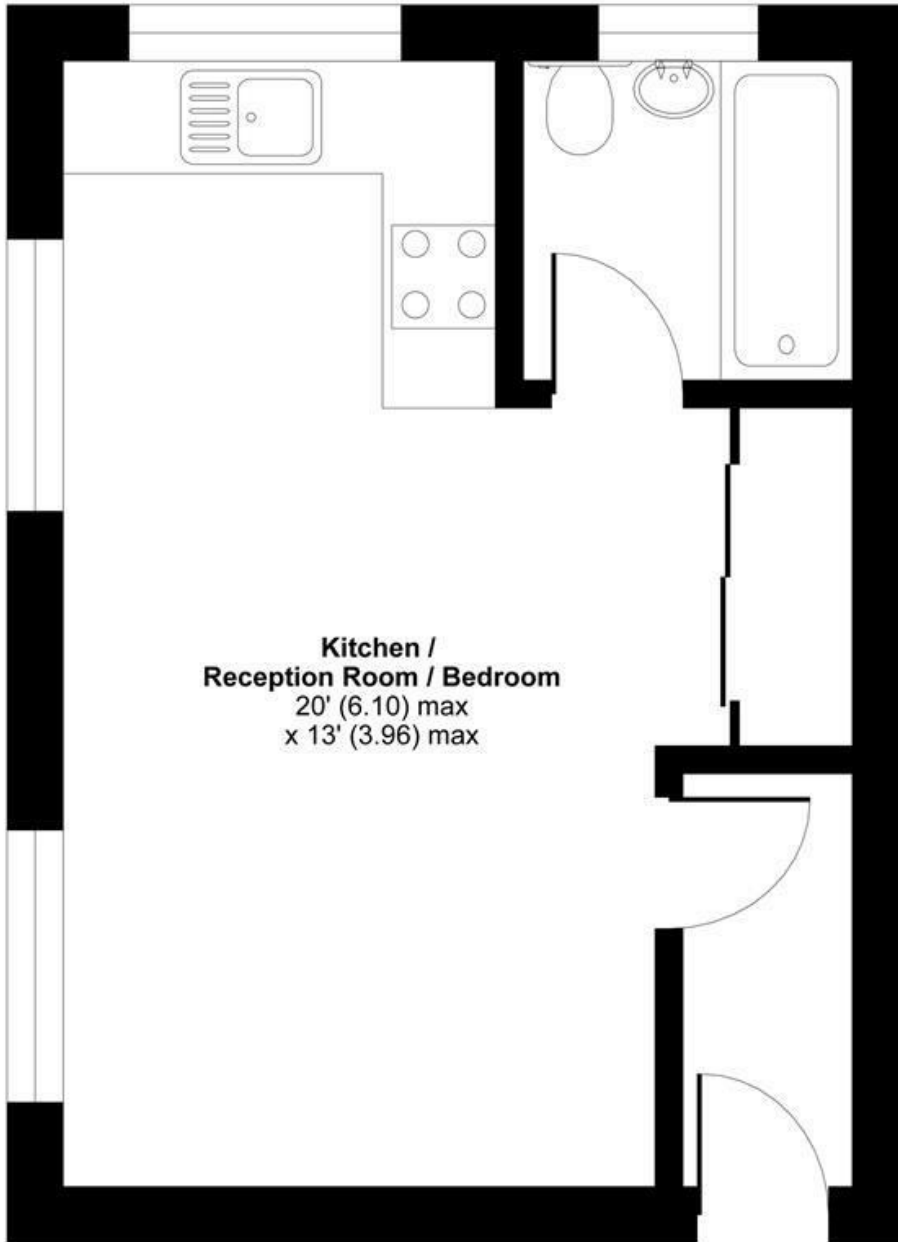
**EPC Rating: D**

# Corkran Road, Surbiton, KT6 6PL

## Corkran Road, Surbiton, KT6

Approximate Area = 280 sq ft / 26 sq m

For identification only - Not to scale



**Kitchen /  
Reception Room / Bedroom**  
20' (6.10) max  
x 13' (3.96) max

**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2021. Produced for Matthew James. REF: 715186

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

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			
			<b>80</b>
		<b>57</b>	
<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	