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## St. Marks Hill, Surbiton, KT6 4LW

An outstanding, spacious three bedroom mansion apartment which has been refurbished and beautifully presented by the current owners. Set in a landmark building within a very short walk of Surbiton mainline station and high street. The many benefits include a lovely reception room with a walk in bay window and feature fireplace which leads to large sleek contemporary kitchen dining room including integral appliances, stone surfaces and an external door leading to the communal areas. There is a generous welcoming reception hall. Two large double bedrooms plus a good size single third bedroom. A sumptuous white bathroom suite with a shower over the bath. Gas central heating and modern double glazing. Parking on a first come first serve basis and a well maintained communal garden. Sold with a Share of the Freehold a lease over 900 years and no onward chain.

**Guide Price £550,000 Leasehold - Share of Freehold**

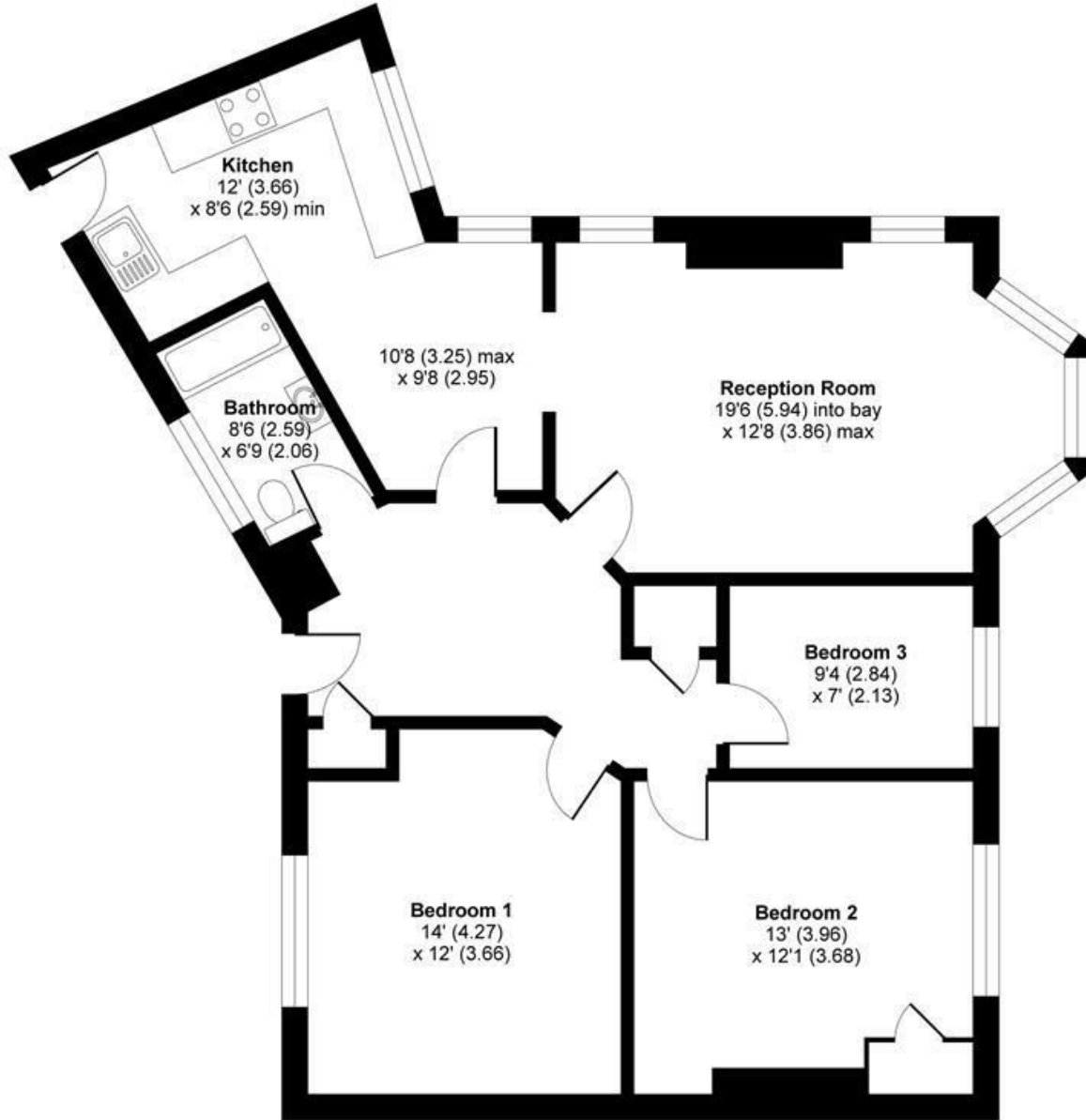
**EPC Rating: C**

# St. Marks Hill, Surbiton, KT6 4LW

## Hill Court, St. Mark's Hill, Surbiton, KT6

Approximate Area = 983 sq ft / 91.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Matthew James. REF: 719623

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>England &amp; Wales</b>		74	82
		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	