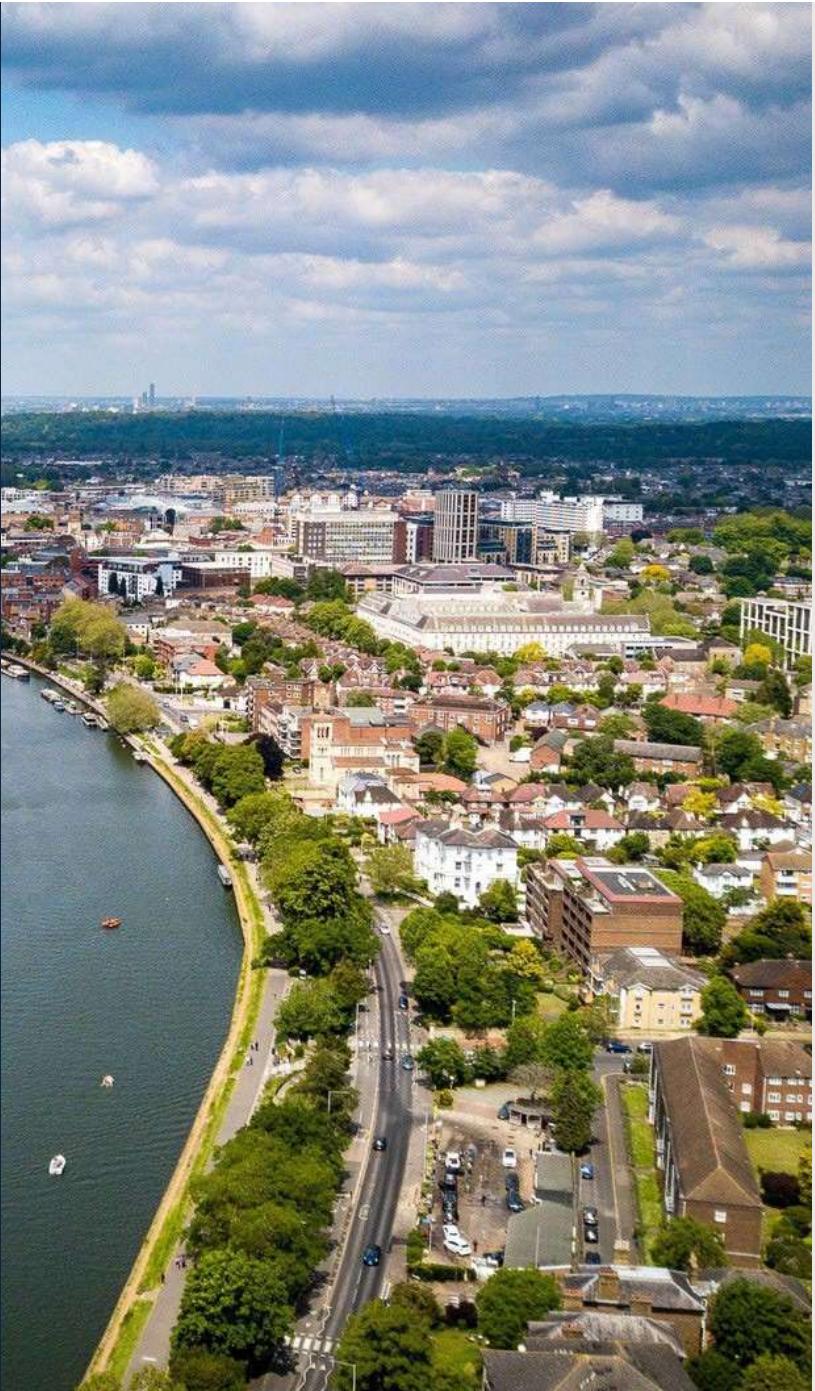




Foyle Court, Hollyfield Road,
Surbiton KT5 9AU



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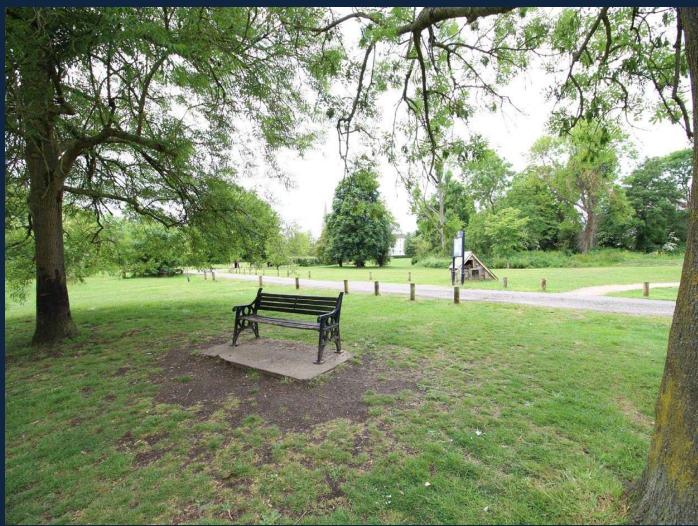


Surbiton:

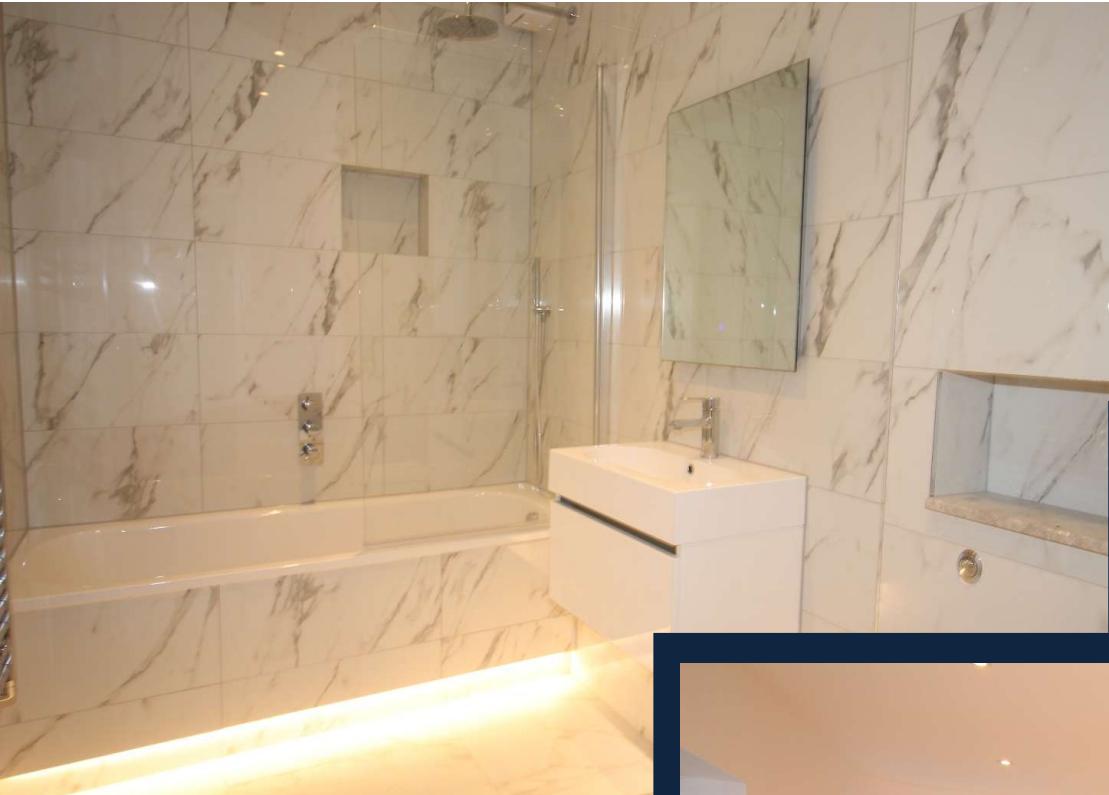
Surbiton is an affluent riverside town in South West London. It's a very vibrant location with a wide range of shops, cafes, excellent pubs and bars and award-winning restaurants. There is also a splendid selection of green spaces and parks just moments away. It should also be mentioned that it has the highly regarded Surbiton Farmers' Market on the third Saturday of every month. Surbiton is sumptuously positioned alongside the Thames and accordingly, walking, running, cycling and water sports are all on your doorstep.

The town also boasts the renowned Surbiton Racket and Fitness Club, established in 1881, which hosts the annual International Tennis Federation Surbiton Trophy which precedes the Wimbledon Championship. Surbiton is perfectly positioned with Hampton Court Palace, Bushy Park and Richmond Park and Kingston's Cosmopolitan Town Centre within easy reach. With an excellent selection of schools, a vibrant local community and trains taking only 16 minutes to Waterloo, the area has become one of the most desirable in South West London.



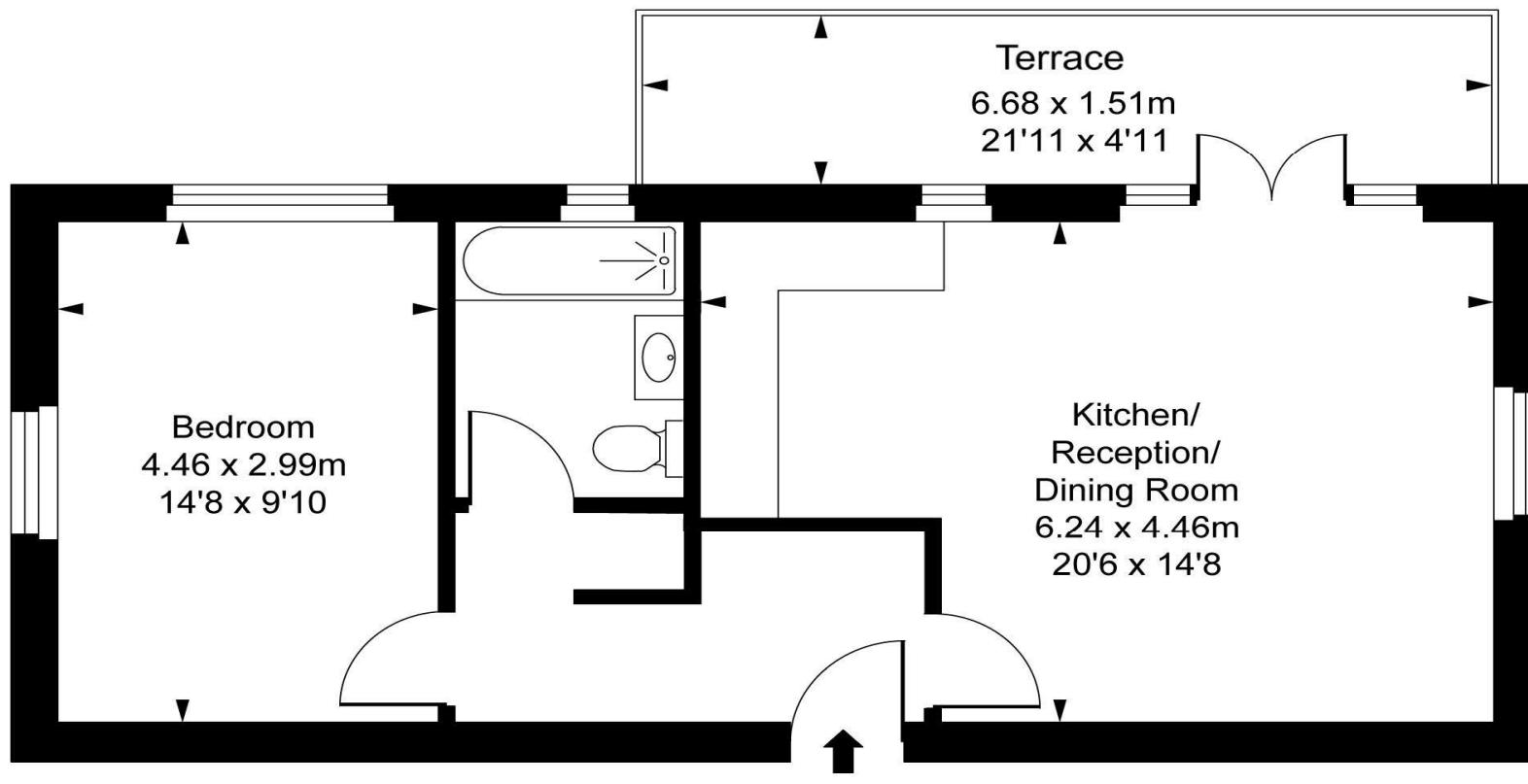


Foyle Court is positioned opposite Fishponds Conservation area.
A haven and tranquil retreat with parkland, ponds and wildlife.



Apartment One:

Foyle Court,
Hollyfield Road, KT5
Approximate Gross Internal Area
50.31 sq m / 542 sq ft



Ground Floor

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Apartment Two:

Foyle Court,
Hollyfield Road, KT5
Approximate Gross Internal Area
74.50 sq m / 802 sq ft

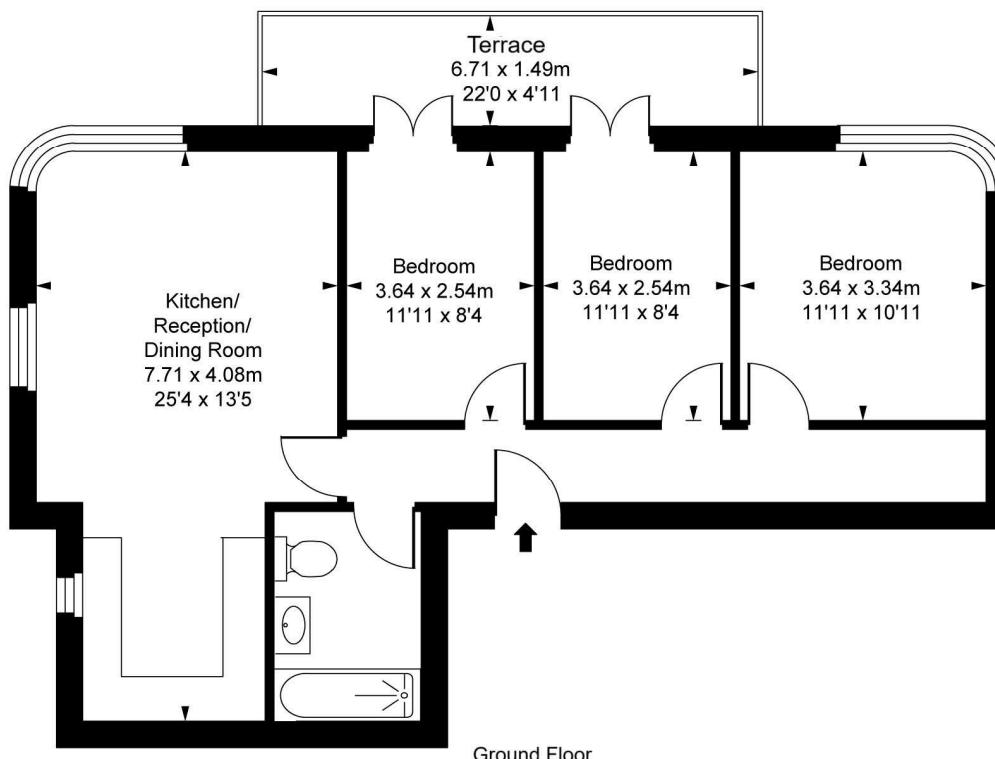


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Apartment Three:

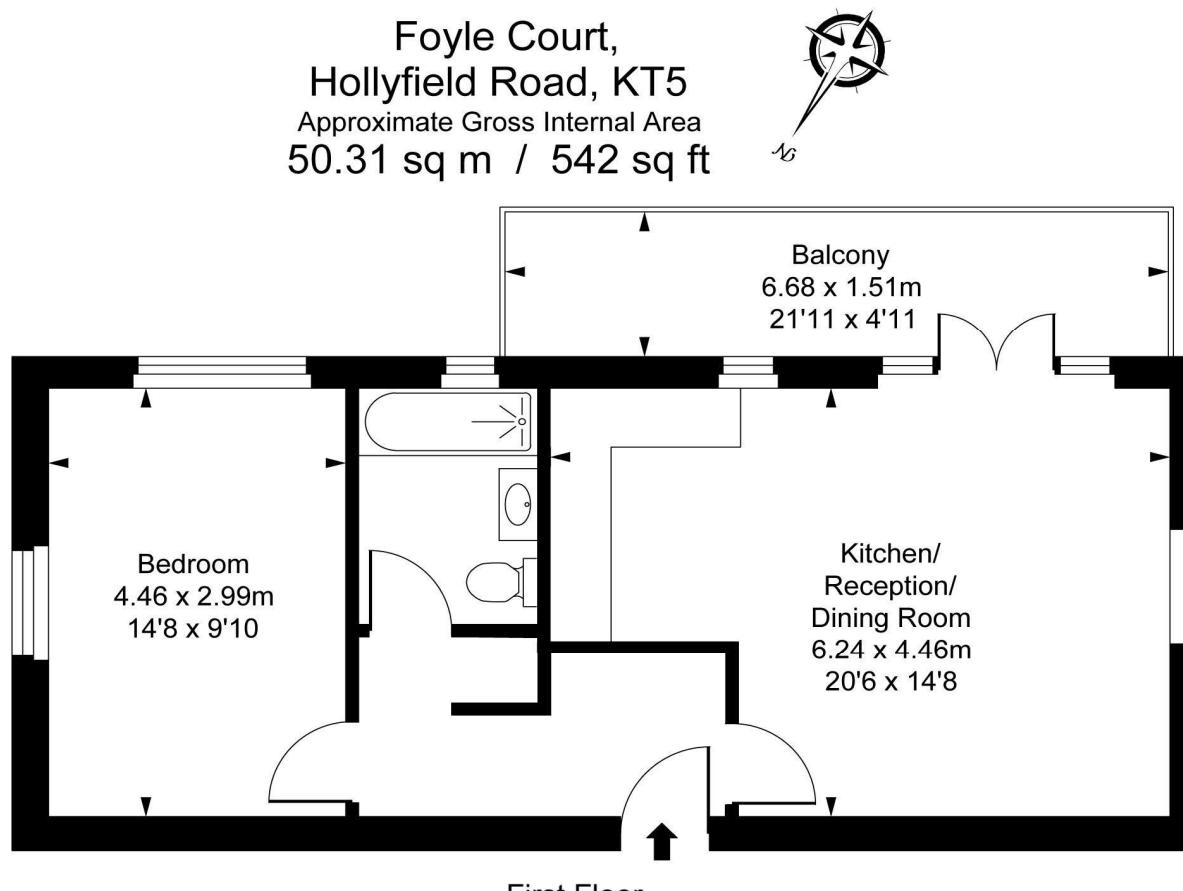


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Apartment Four:

Foyle Court,
Hollyfield Road, KT5
Approximate Gross Internal Area
74.50 sq m / 802 sq ft

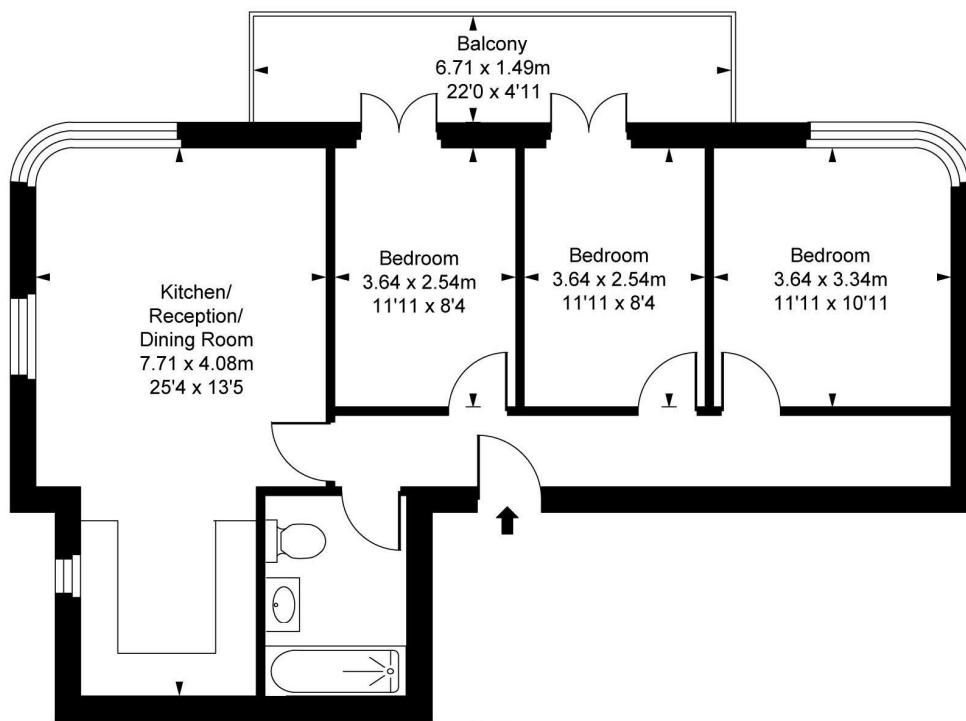
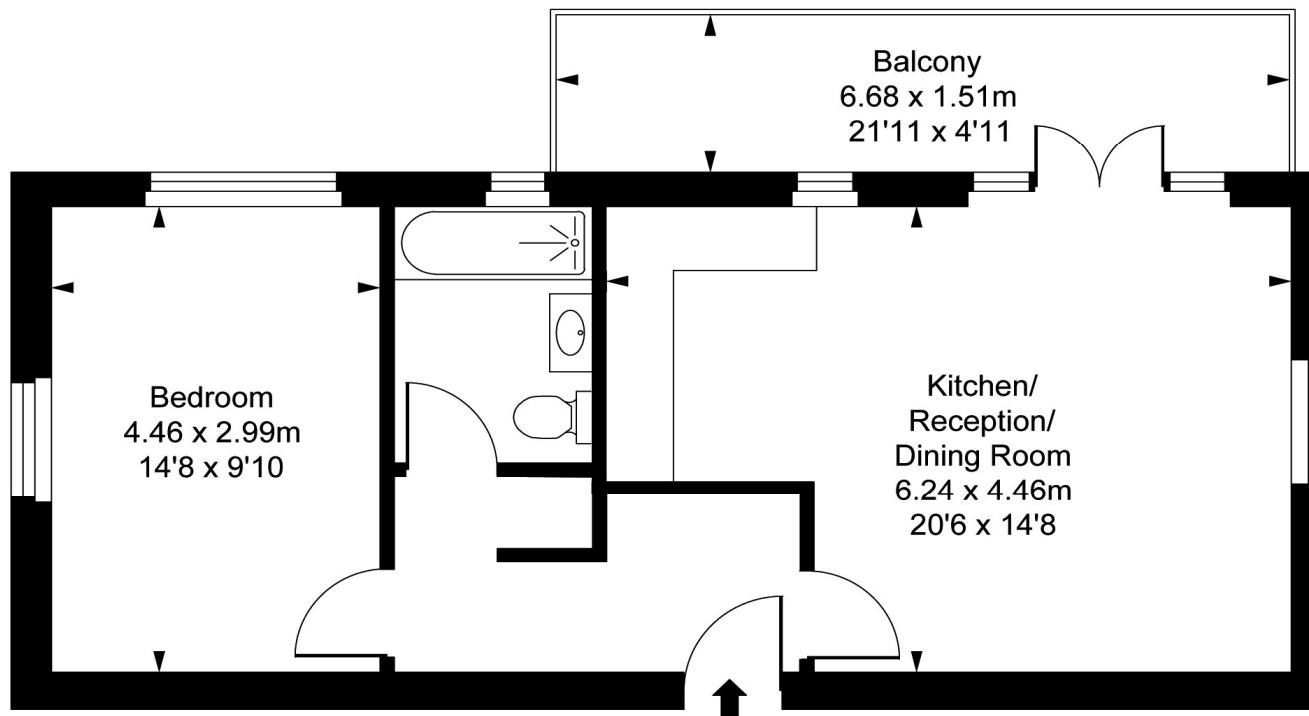


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Apartment Five:

Foyle Court,
Hollyfield Road, KT5
Approximate Gross Internal Area
50.31 sq m / 542 sq ft



Second Floor

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Apartment Six:

Foyle Court,
Hollyfield Road, KT5
Approximate Gross Internal Area
74.50 sq m / 802 sq ft

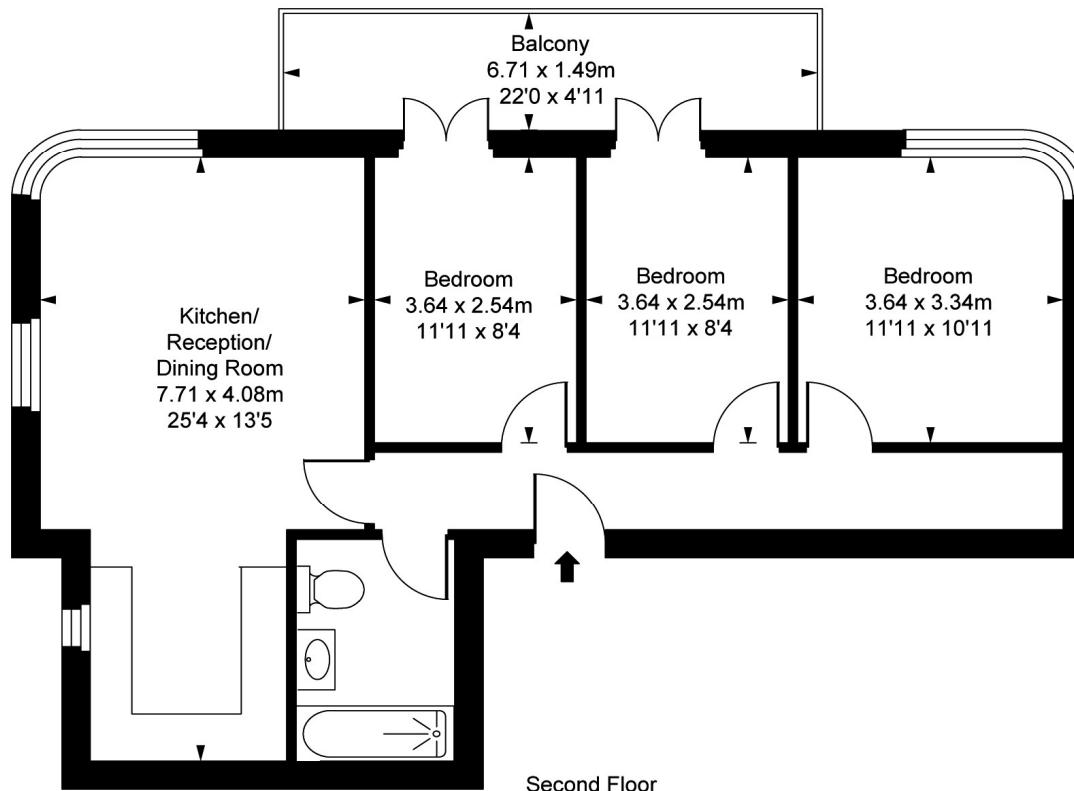
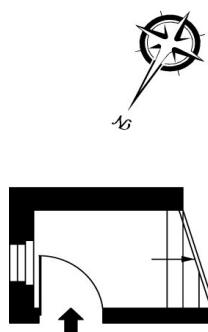


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Apartment Seven:

Foyle Court,
Hollyfield Road, KT5
Approximate Gross Internal Area
85.43 sq m / 920 sq ft



Second Floor Entrance
Approximate Gross Internal Area
2.65 sq m / 29 sq ft

Third Floor
Approximate Gross Internal Area
82.78 sq m / 891 sq ft

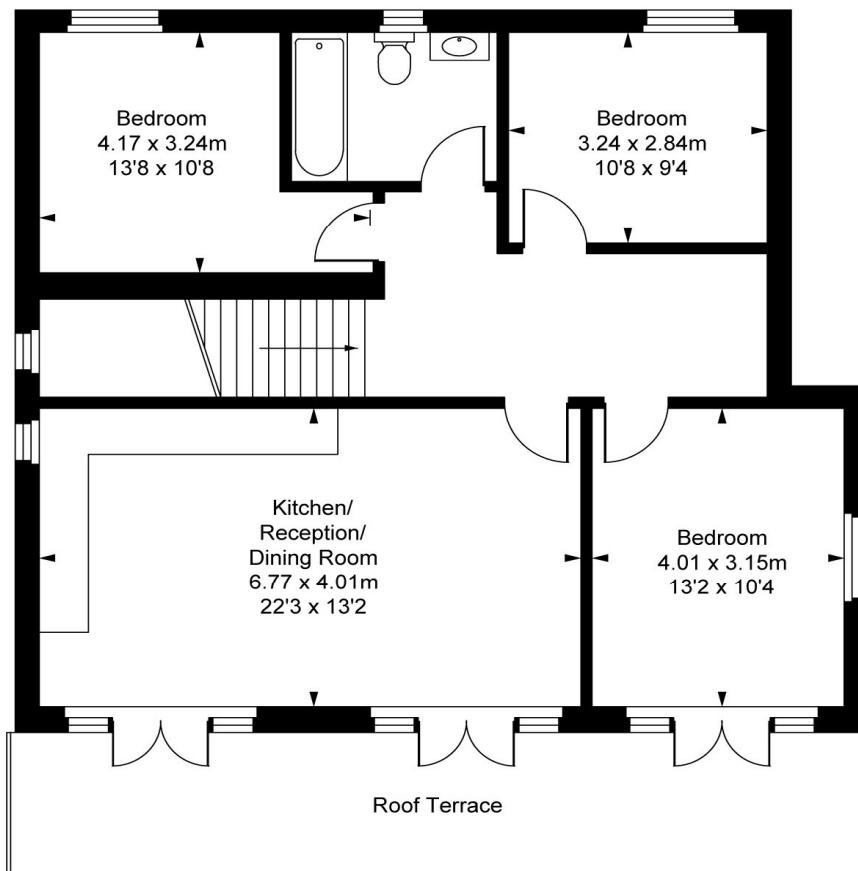


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Specification:

KITCHENS

Howdens Satin finish units, soft close doors
Composite worktops
Under cabinet lighting
Stainless steel sink with chrome mixer tap
Work top 100mm upstand
Induction hob, oven and extractor
Integrated dishwasher and fridge freezer

ENSUITE & BATHROOMS

White sanitaryware
Chrome taps and shower
Walls and floors fully tiled, alcove in bath area.
INTERNAL FINISHES

Emulsion painted walls and ceilings
Ceramic wall and floor tiles in bathrooms
Laminate flooring to kitchen and living areas

INTERNAL FINISHES

Emulsion painted walls and ceilings
Ceramic wall and floor tiles in bathrooms
Laminate flooring to kitchen and living area

ELECTRICS/LIGHTING

LED light fittings to living room/kitchen/bathroom/hall
TV, BT and Satellite points
Brushed Chrome electrical faceplates throughout .

BEDROOMS

Carpets to all bedrooms

GENERAL/SECURITY

Cycle storage Racks
Specification is for guidance only and may be subject to change
Video entry to all apartments

PRICE LIST

Apartment	Floor	Size (M)	Size (Sq ft)	Beds	Amenity (M)	Asking Price
1	Ground	50.31	542	1	10	£375,000
2	Ground	74.50	802	3	10	£599,950
3	First	50.31	542	1	10	RESERVED
4	First	74.50	802	3	10	£599,950
5	Second	50.31	542	1	10	£375,000
6	Second	74.50	802	3	10	£599,950
7	Third	85.43	920	3	20	OIEO £599,950

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