



Matthew James

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St. Andrews Square, Surbiton, KT6 4EA

An excellent well presented two double bedroom, top floor conversion apartment set in a grand Victorian house on the highly desirable St. Andrew's 'Garden' Square. Surbiton mainline station, the high street and the Thames are a short walk away. The many benefits include a good size lounge dining room with a period fireplace. A separate contemporary shaker style kitchen with integral appliances. Two good size bedrooms and a modern white bathroom suite with a shower over the bath. A welcoming entrance hall way with a storage cupboard. Gas central heating and double glazing. Well maintained communal areas. Sold with a Share of the Freehold and a lease in excess of 900 years.

£375,000 Leasehold - Share of Freehold

EPC Rating: E

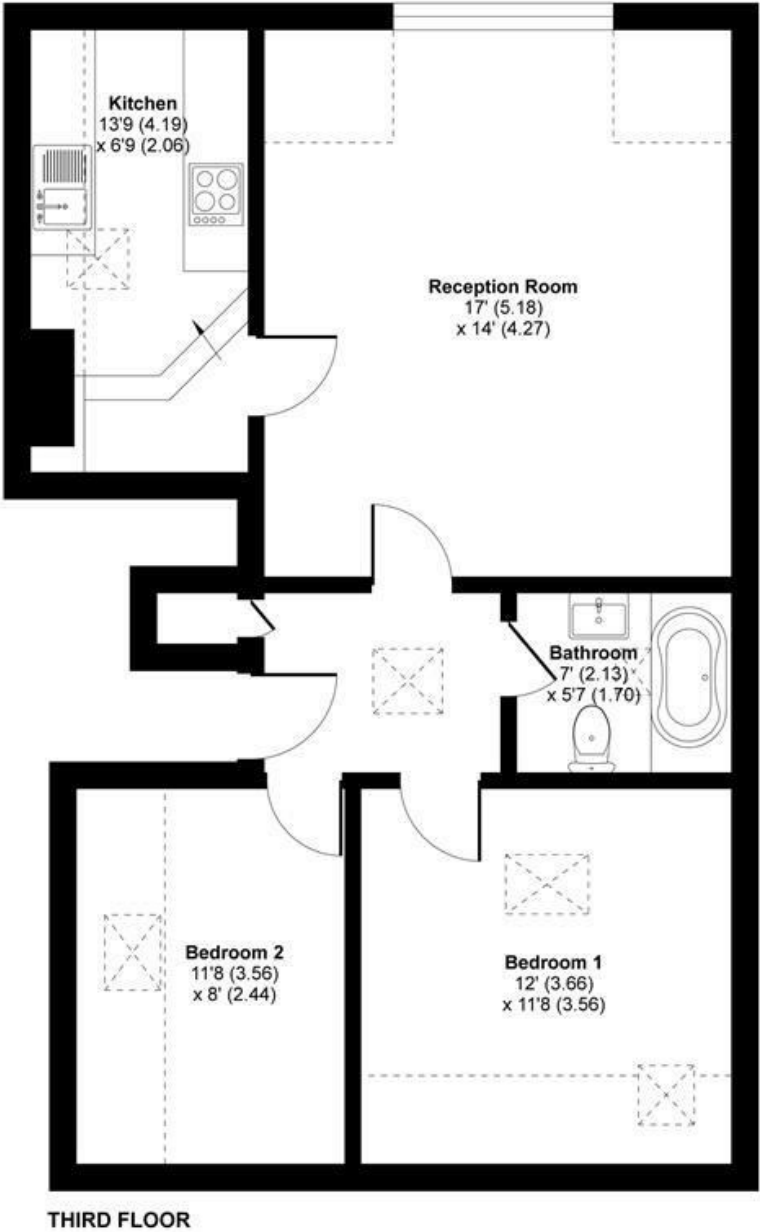
St. Andrews Square, Surbiton, KT6 4EA

St. Andrews Square, Surbiton, KT6



Denotes restricted head height

Approximate Area = 576 sq ft / 54 sq m
Limited Use Area(s) = 108 sq ft / 10 sq m
Total = 684 sq ft / 64 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Matthew James. REF: 653447

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	57
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		