



Matthew James

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St Marks Hill, Surbiton, KT6 4PU

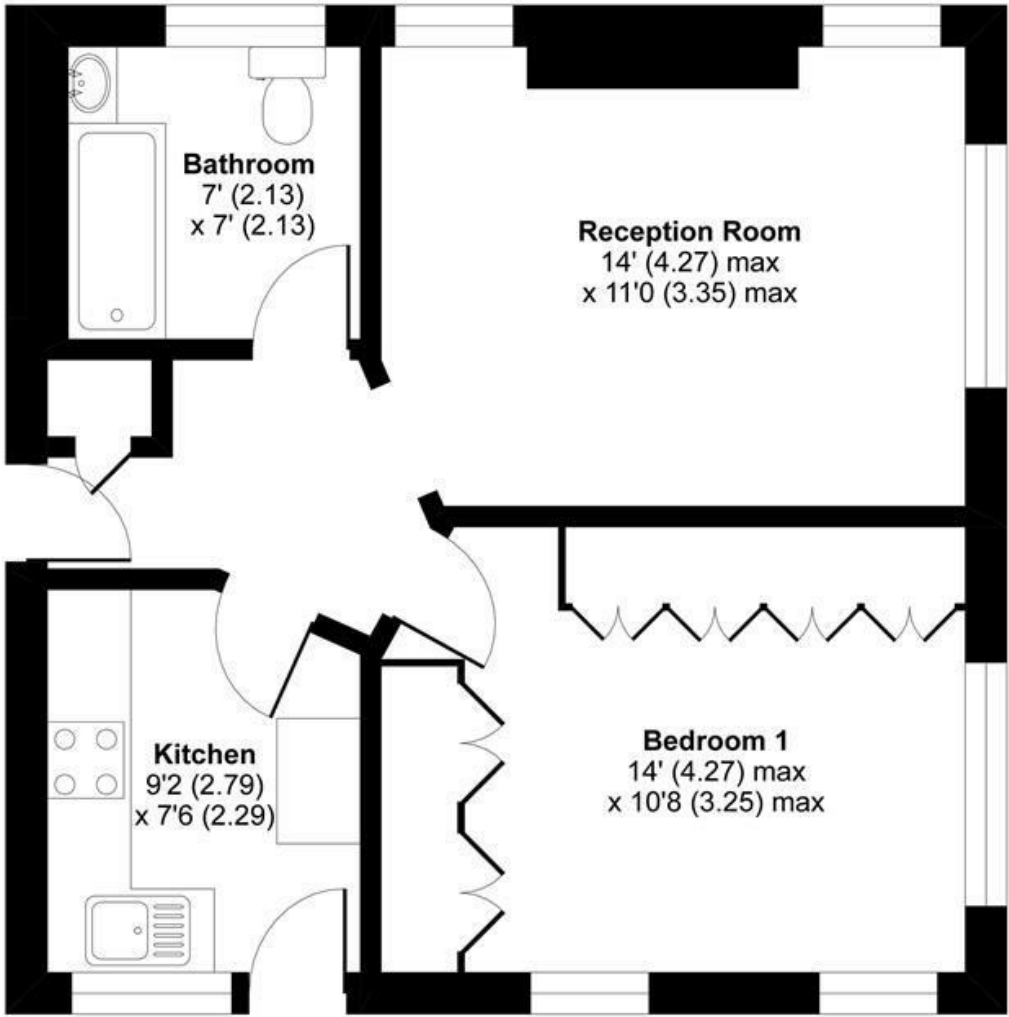
An excellent, light one bedroom second floor mansion apartment. Located within a short walk of Surbiton mainline station and high street. The many benefits include a good size modern fitted kitchen with integral appliances and a back door to the fire escape leading to the communal garden. A spacious lounge dining room, and a good size double bedroom with built in wardrobes. A white bathroom suite with a shower over the bath. Double glazing and gas central heating. Well maintained communal entrance with security phone. Sold with a Share of the Freehold a lease in excess of 900 years and no onward chain.

Guide Price £319,950 Leasehold - Share of Freehold

EPC Rating: D

St. Mark's Hill, Surbiton, KT6

Approximate Area = 487 sq ft / 45.2 sq m
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Matthew James. REF: 656111

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	78
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	69	84
England & Wales		
EU Directive 2002/91/EC		