

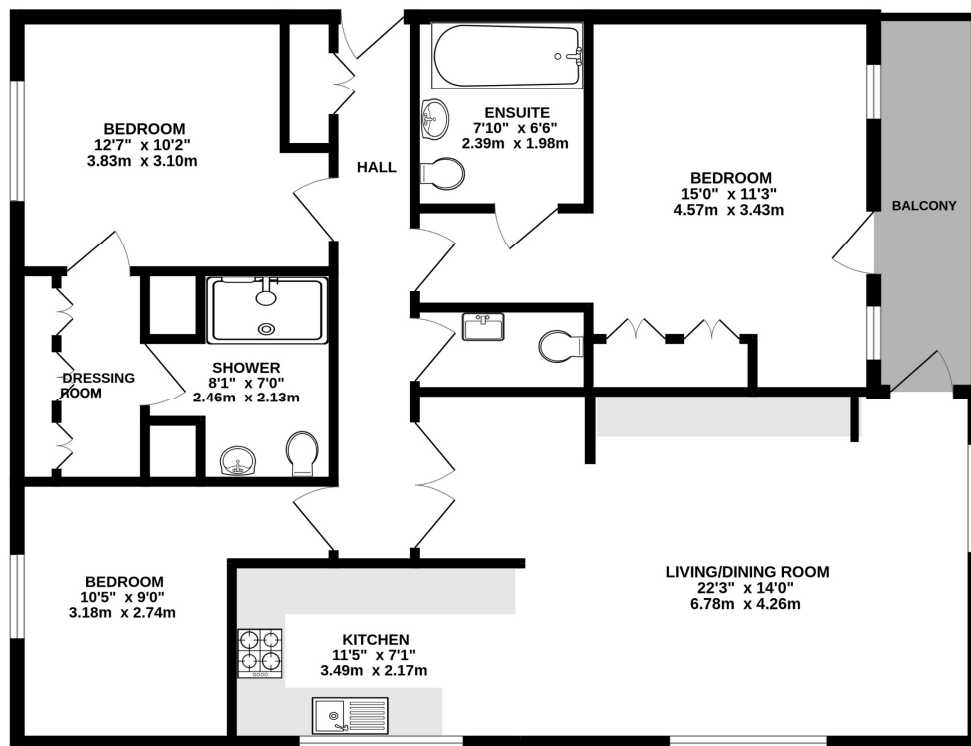


Flat 10, Surbiton Place, 139 Brighton Road, Surbiton KT6 5NJ

£695,000 Leasehold

Hawes & Co are delighted to bring to the market this superb three bedroom apartment ideally located on the Brighton Road near to all local amenities including the excellent shops, cafes and restaurants on Maple Road and only a stone's throw from the River Thames and the pleasant walk into Kingston along the Queens Promenade. This lovely modern apartment has lift access and benefits from versatile, very well proportioned accommodation including an open plan reception room with balcony/ a modern well fitted kitchen with integrated appliances, two ensuite double bedrooms, with dressing area to bedroom two and a third double bedroom. There is a also a cloakroom. In addition, there is parking for two cars underground and storage cupboard. No Onward Chain. 112 yr lease remaining. Service Charge £3,394 pa. Ground Rent £322 pa. Council Tax Band E. Kingston Council

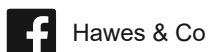
- Three Bedrooms
- Two Ensuite Bathrooms
- Modern Open Plan Kitchen/Reception Room
- Balcony
- Separate Cloakroom
- Serviced Lift
- S/Charge £3394 pa/G Rent £322pa
- Lease 112 Years
- Underground Park for 2 Cars
- NO ONWARD CHAIN



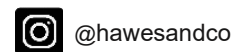
SECOND FLOOR FLAT

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2023.

Surbiton Place, Brighton Road, Surbiton
 INTERNAL FLOOR AREA (APPROX.) 1087 sq ft/ 101 sq m



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We are members of The Property Ombudsman (TPO), there to protect your interests and we abide by the TPO code of conduct. Registered Company No 08704006. Hawes & Co Ltd trading as Hawes & Co. Hawes & Co. Limited, 2nd Floor, Gateway 2, Holgate Park Drive, York, YO26 4GB.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Hawes & Co. I

IMPORTANT NOTE TO PROSPECTIVE PURCHASERS: Should an offer be accepted but prior to the memorandum of sale being issued, please note that to legally conform to The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out checks on all parties purchasing a property. We use the services of a third party, Lifetime Legal, who will contact you directly to do this. They will need your full name, date of birth and current address, and company information if the parties purchasing is a company. The Lifetime Legal check will search several different databases including the electoral roll and will require that you undertake an electronic check using a smart phone. Occasionally, additional information or documentation may be requested to support the process. There is a nominal charge of £36 including VAT for this process. We are unable to issue a memorandum of sale or withdraw the property from the market until the checks are complete. During the selling and buying process you may be asked by your solicitor, mortgage provider or estate agent to confirm your identity again - this is perfectly normal but each is an independent check