

Cadogan Road, Surbiton, KT6

£275,000 Share of Freehold

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are proud to introduce to the market this super one-bedroom Victorian conversion flat located on one of Surbiton's premier residential roads. Just a short stroll from the high street this lovely property comprises, highly valuable off street allocated parking for one car, open plan Kitchen/reception room with the kitchen complete with integrated appliances, stylish bathroom with well thought out storage and bedroom. The property forms part of a grand Victorian property which is seen through the high vaulted ceilings and delightful exposed original flooring. There is also plenty of natural light flooding through the expansive window and doors.

Share of Freehold

River Road

Close to Surbiton and Kingston

Fantastic Transport Links

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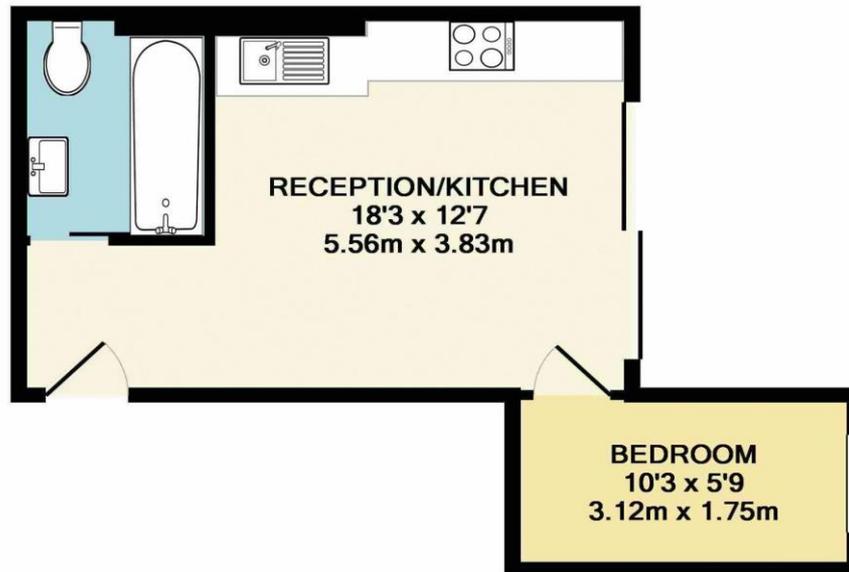
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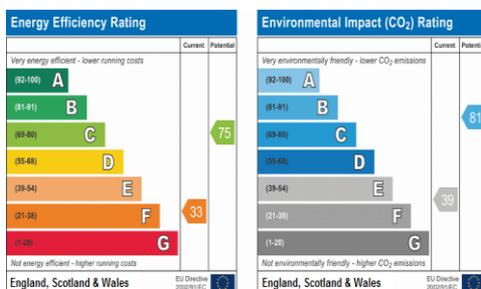
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TOTAL APPROX. FLOOR AREA 284 SQ.FT. (26.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Tenure: Share of Freehold

Council Tax: B

Local Authority: Royal Borough of Kingston upon Thames

EPC Rating: F

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.