

# HJC

HIGHER VALUES



## Hook Road

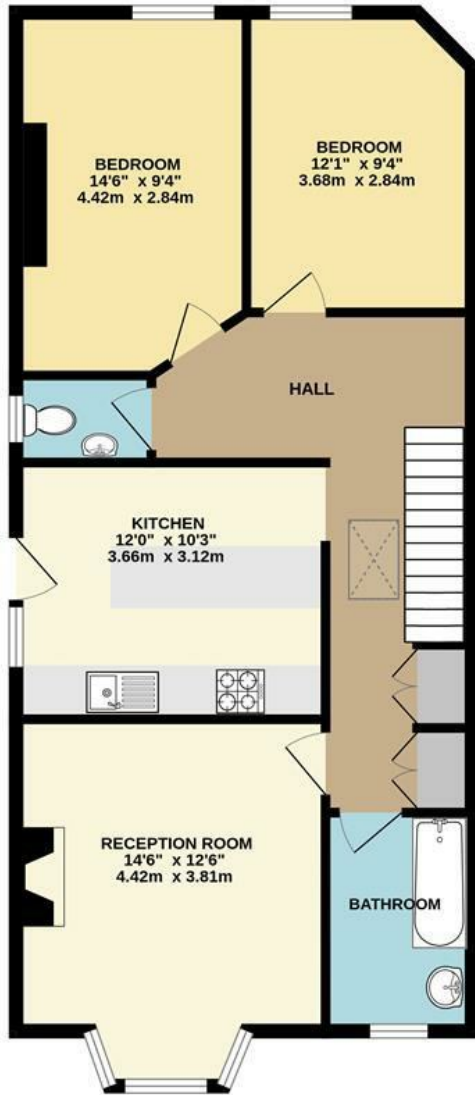
Surbiton, KT6 5AA

Guide Price £450,000

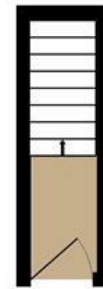
We are delighted to offer to market this fabulous first floor character conversion flat. It has been tastefully renovated, featuring 2 Double Bedrooms, Kitchen/Breakfast Room, with staircase leading down to very spacious private garden. Generous Lounge/ Dining room, with bay window and feature fireplace. Family Bathroom, with shower over the bath. Fitted storage cupboards in the hallway, separate WC. Leasehold 951 years remaining, Annual Buildings Insurance £400p.a Council Tax Band D.

- First Floor Character Conversion Flat
- Spacious Living/Dining Room
- Kitchen with Breakfast Bar
- Family Bathroom
- Separate WC
- Large Landscaped Private Garden
- Feature Fireplace and Large bay Window
- Staircase leading from Kitchen to Private Garden
- 2 Double Bedrooms

# Floor Plan



**HOOK ROAD, SURBITON**  
**INTERNAL FLOOR AREA**  
**(APPROX.) 812 sq ft/ 75.0 sq m**  
 Separate rear garden  
 30' x 30'  
 9.14m x 9.14m

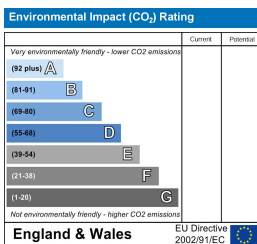
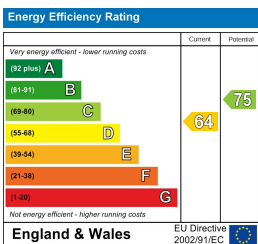


**GROUND FLOOR ENTRANCE**

**FIRST FLOOR MAISONETTE**

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.

## Energy Efficiency Graph



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