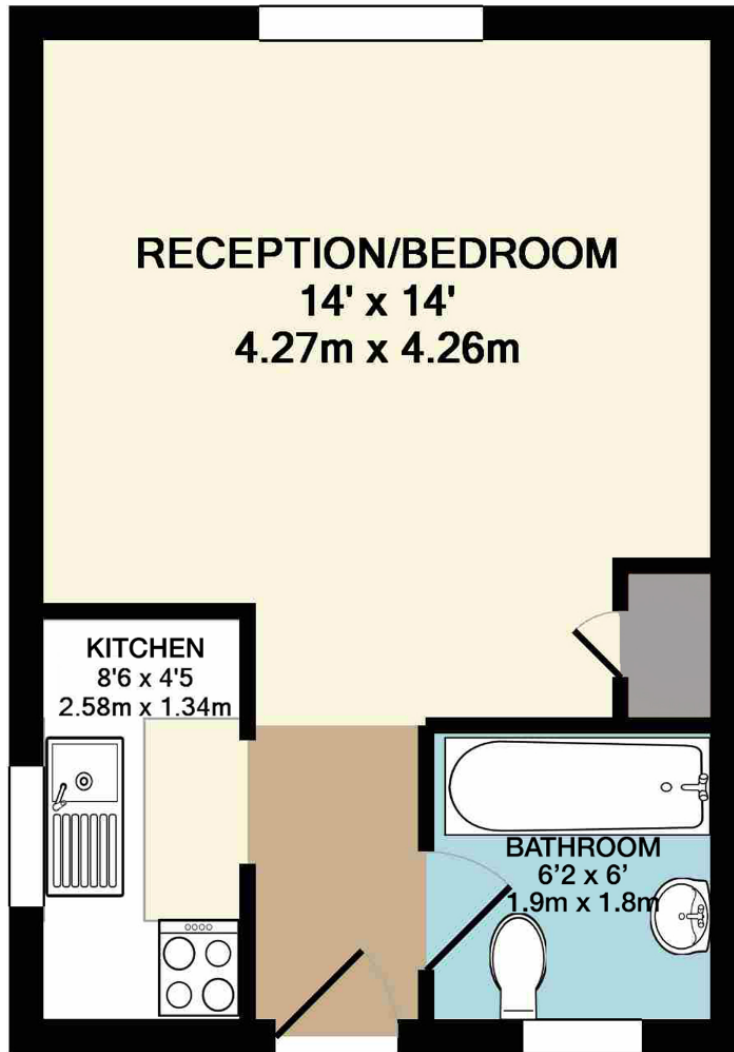




A second floor studio flat in this prime location in the beautiful St Andrews garden square, situated just off Maple Road. The flat has a separate kitchen with appliances replaced recently and bathroom, studio room with a stunning view to the rear of the property and wooden flooring throughout. Located in the heart of Surbiton only a few minutes' walk from the mainline station, River Thames and high street; allowing the conveniences of a central location whilst offering an exceptionally quiet setting. Share of freehold and no onward chain.





### FIRST FLOOR FLAT

## ST ANDREWS SQUARE, SURBITON

INTERNAL FLOOR AREA (APPROX.) 290 sq ft/ 27.0 sq m

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 © 2018.

We have prepared these sales particulars as a general guide after a brief inspection of the property and with information supplied by the Vendors. No detailed survey was carried out nor were the services and appliances tested. Photographs are not comprehensive and no assumption should be made that the property remains as displayed. The floor plans are for representation purposes only as defined by the RICS Code of Measuring Practice. Measurements, room shapes and sizes are approximate and must not be relied on. No responsibility is taken for errors or omissions. All fixtures and fittings, carpets, curtains/blinds, lighting and kitchen equipment, whether fitted or not, are deemed to be removable by the Vendors unless specifically itemised. No representation is given as to the title of the property.

# HJC

HIGHER VALUES

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