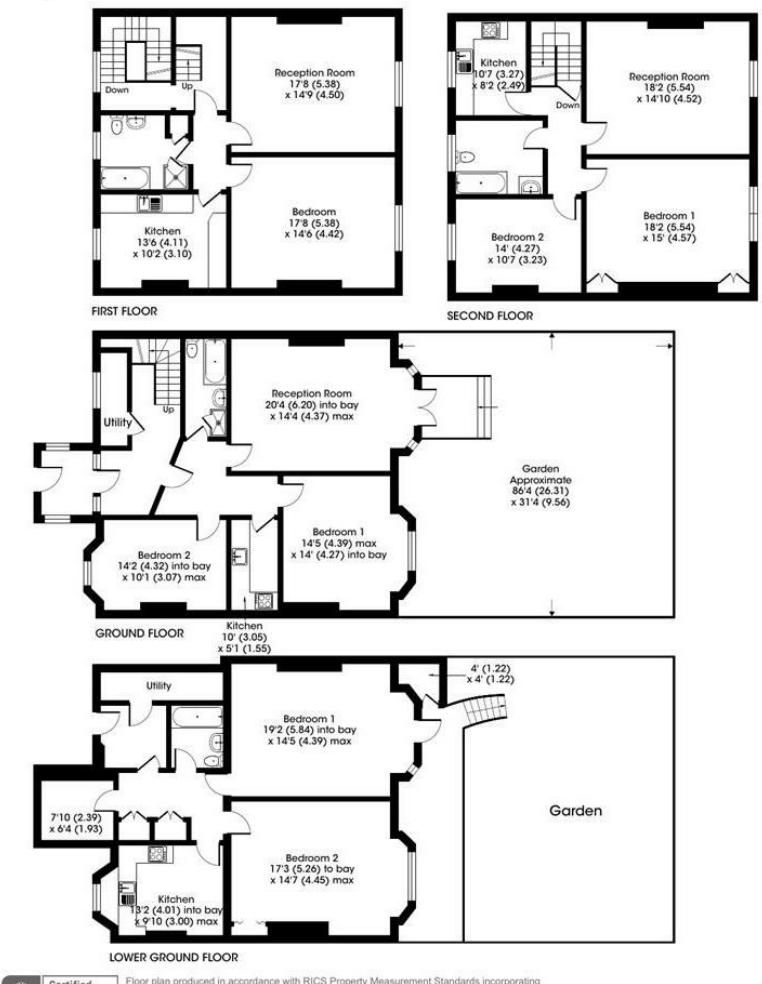
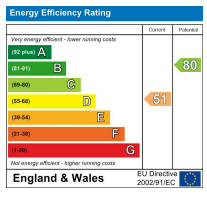
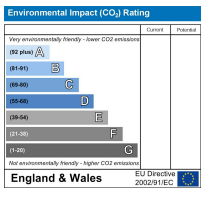
Approximate Area = 3884 sq ft / 360.8 sq m
Outbuilding = 15 sq ft / 1.4 sq m
Total = 3899 sq ft / 362.2 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 914614

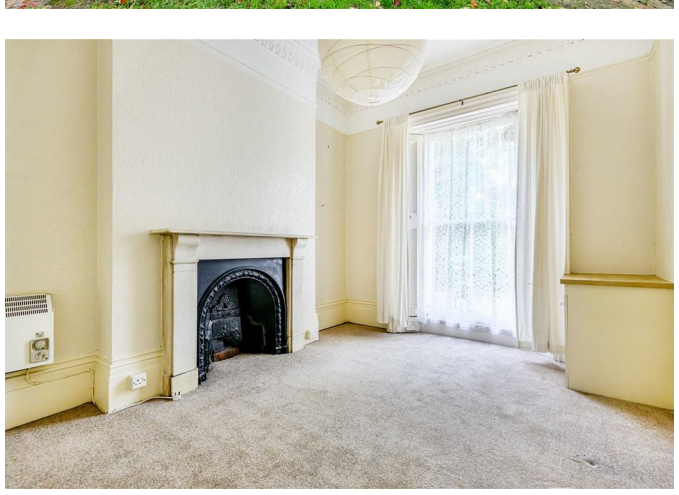




gibson lane
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444

Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

The Property Ombudsman
naea | propertymark PROTECTED
arla | propertymark PROTECTED



Guide Price £1,750,000

- Elegant period property
- Moments from Surbiton Station
- Large 86' x 31' south facing garden
- Separate granny annex / au pair flat
- Council Tax band - G
- Sought after Conservation Area location
- Tremendous Investment/development opportunity
- Many fine original features retained
- Previous HMO licences issued
- Listed Building

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

Families, Investors and Developers.
A very rare opportunity to purchase this substantial period home with exceptionally spacious accommodation approaching 4000 square foot naturally arranged over 4 floors and situated in the sought after Surbiton Hill Park Conservation Area moments from Surbiton Railway Station. This impressive listed building provides vast accommodation throughout and features grand rooms with tall ornate moulded ceilings capturing an abundance of light from large sash windows, many of the principle rooms also retain the striking original fireplaces. Presently this fine home is arranged into bedsits and has previously been granted HMO licences from the local authority, with some creative thought the property could be easily re-instated back to a magnificent family home and the self contained lower ground floor apartment could be resold separately or used as a granny annex. For investors, once modernised the rooms could generate a substantial monthly income from young professionals, given the proximity to Surbiton Station, which is just a 5 minute walk, accessed via a floodlight footpath just 100 yards from the property. For developers, a conversion into a multi flat scheme may well be possible, subject to the necessary consents and approvals. Externally there is an impressive 86' x 31' southerly aspect rear garden. Properties of this size and style retaining virtually all the original features are rarely available and therefore viewings, by appointment only, are highly recommended to fully appreciate what this incredible property has to offer.

NB. There are currently 4 valid EPC's on the property, our EPC reflects an average high and low score of the 4.

Situation

South Terraced is a sought after address forming part of the Surbiton Hill Park Conservation Area. Located just off the Ewell Road, near the junction of St Marks Hill, within easy access to Surbiton Town Centre with its extensive range of shops, bars, restaurants and main line station offering a fast and frequent service, to include the 18 minute 1 stopper into Waterloo. Queens promenade offering pleasant walks adjacent to the River Thames is just 1 mile away. Ewell Road provides easy car access into London and out to Guilford via the A3. There is a high standard of schooling in the immediate area within both the private and state sector, the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.