



**FLAT 3B
3 ST ANDREWS SQUARE
SURBITON
KT6 4EA
£499,950**

VICTORIAN CONVERSION APARTMENT

FIRST FLOOR

TWO BEDROOMS

KITCHEN DINING ROOM

TRADITIONAL BATHROOM SUITE

GAS CENTRAL HEATING

LEASE IN EXCESS OF 990 YEARS

PERIOD FEATURES

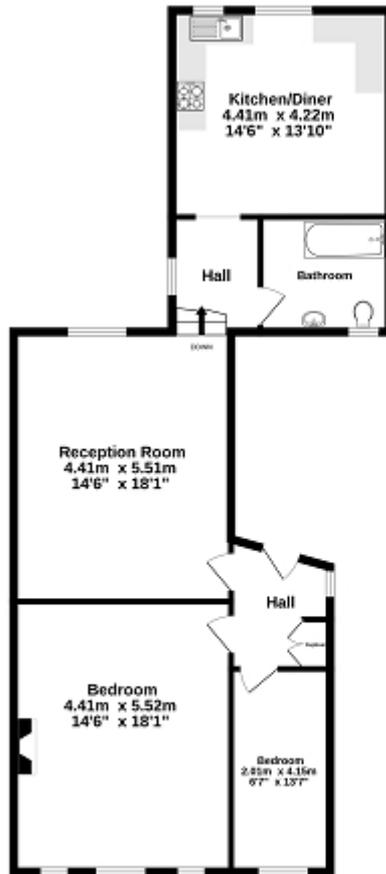
SHARE OF FREEHOLD

ACCESS TO THE GARDENS WITHIN THE SQUARE

EASY ACCESS TO SURBITON MAINLINE STATION

NO FORWARD CHAIN

1st Floor
93.8 sq.m. (1010 sq ft.) approx.



TOTAL FLOOR AREA: 93.8 sq.m. (1010 sq ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.