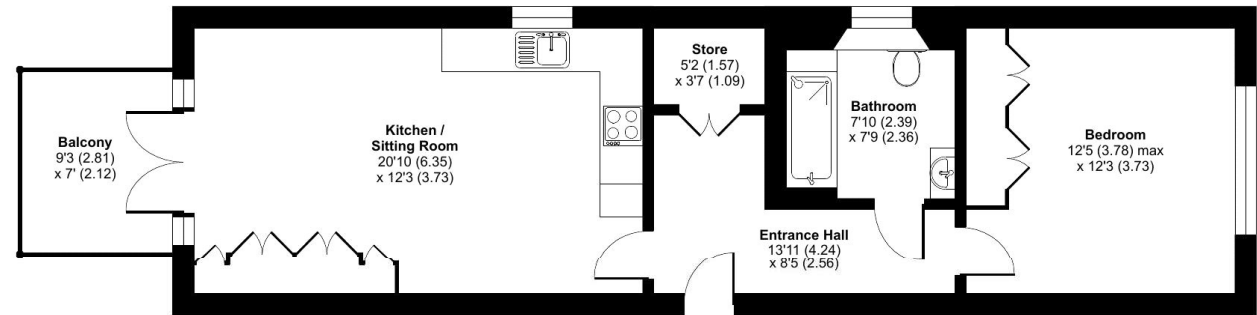
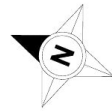


Oak Hill Road, Surbiton, KT6

Approximate Area = 596 sq ft / 55.4 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1514297



3 Lyons House, 1b Oak Hill Road, Surbiton, KT6 6FB

£450,000 Guide Price

Surbiton office 13 Brighton Road, Surbiton, KT6 5LX
02083903333 / sales@seymours-surbiton.co.uk / seymours-estates.co.uk

Property details

-  1 bedrooms
-  1 baths
-  EPC Rating B
-  596 sq. ft

Seymours of Surbiton are delighted to offer this luxury apartment set within an imposing Victorian style building, sympathetically constructed in 2021. Located in the sought-after Oak Hill Conservation Area, just 0.2 miles from Surbiton Mainline Station, the apartment combines period character with contemporary design, high ceilings, and excellent natural light. The open-plan kitchen and reception room opens onto a private terrace and the bedroom benefits from built-in wardrobes. The property is within easy access to Surbiton's shops, cafés, and restaurants, with central London reachable in approximately 17 minutes.

- Luxury Apartment Within Modern Victorian Style Building Built Circa 2021
- Oak Hill Conservation Area
- 0.2 miles from Surbiton Mainline Station (Waterloo approx. 17 mins)
- Open-Plan Kitchen and Reception Room with Private Terrace
- Access to Communal Gardens
- Double Bedroom with Built-In Wardrobe
- Neighbouring Nature Reserve
- Modern Bathroom
- Step-Free Access from Street

Council tax band: Tax band D
Local authority: Kingston Upon Thames
Tenure: Leasehold

Lease Expiry - 2270
 Service Charge - £1800 per annum
 Ground Rent - £1 per annum

[020 8390 3333](tel:02083903333) / sales@seymours-surbiton.co.uk

