



barnard marcus

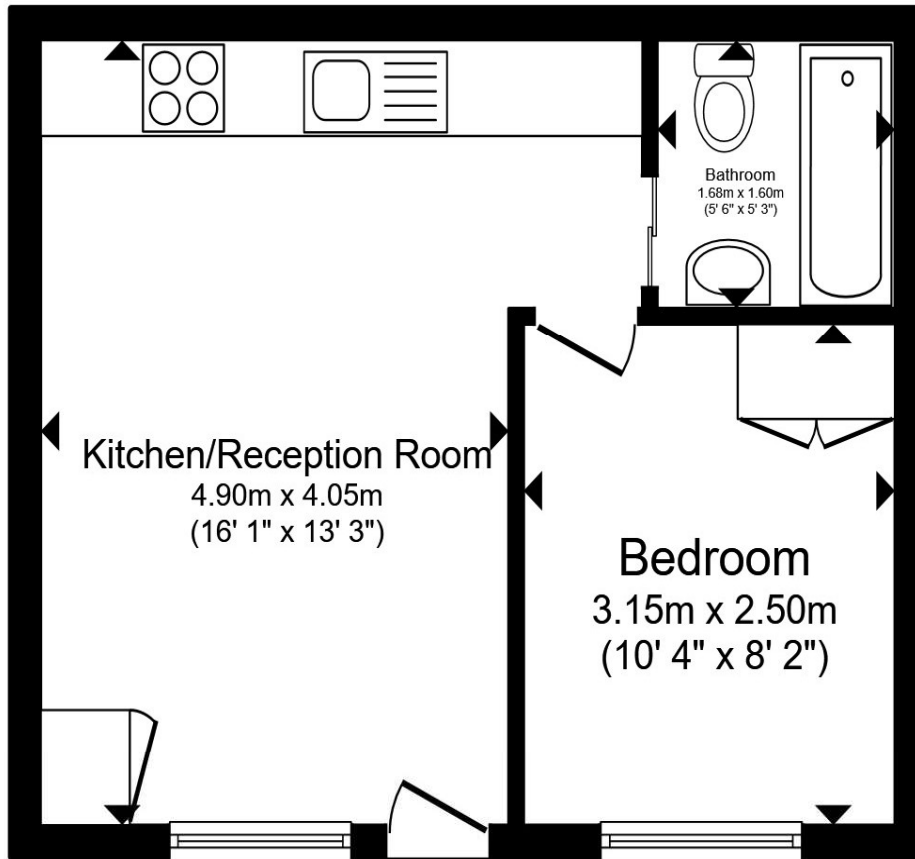
**Tolworth Rise South, Surbiton, KT5 9NB**

  
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**welcome to**  
**Tolworth Rise South, Surbiton**

A well-presented ground floor maisonette offering its own private entrance and convenient access to local shops, amenities and public transport links. The property benefits from a long lease (125 years from 2020), EPC rating C and access to parking at the rear.





**Ground Floor**

Total floor area 28.3 m<sup>2</sup> (305 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



The heart of the home resides within the airy open plan living/kitchen space. The kitchen comes fully integrated with a modern finish & design.

Adjoining is the vast master bedroom which benefits from large integrated storage facilities. Completing this exception maisonette is the stylish three piece family bathroom.

With the additional benefit of a amenities close by as well as a long lease & chain free sale; this property is expected to be incredibly popular so immediate inspections is advised to avoid disappointment.

This attractive home has demonstrated strong rental demand, previously achieving £1,350 per month and currently generating approximately £1,800 per month via Airbnb, making it an ideal opportunity for both owner-occupiers and investors seeking solid returns.

welcome to

## Tolworth Rise South, Surbiton

- One Large Bedroom
- Maisonette
- Chain Free
- Newly Refurbished
- Long Lease

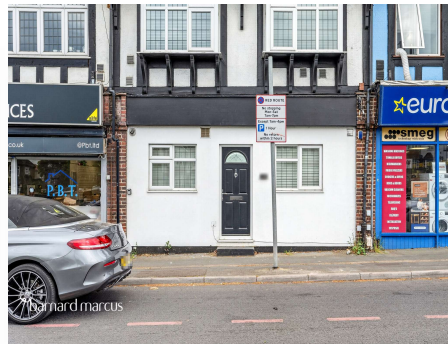
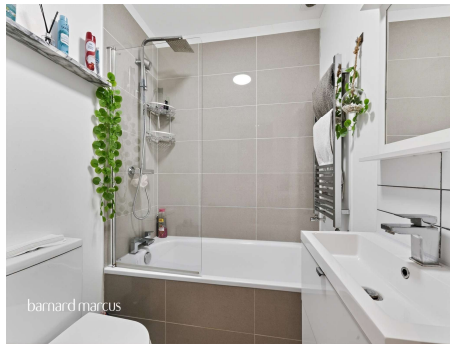
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 888.00

Ground Rent: 175.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 May 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £225,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUR109437](https://barnardmarcus.co.uk/Property/SUR109437)



Property Ref:  
SUR109437 - 0005

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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