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Surbiton Road, Kingston Upon Thames, KT1 2HX

An outstanding, spacious one bedroom apartment full of character with a delightful south-facing private garden and parking. Located within a short walk of Kingston town centre, the Thames and within easy reach of Surbiton mainline station. The many benefits include a very large living room with a bay window, fireplace and study area. The welcoming entrance hall enjoys a sizeable store and leads through to a sleek contemporary kitchen with integral appliances and a door opening to the garden. There is a generous sized double bedroom with extensive fitted wardrobes and a stylish modern shower room. Double glazed windows within traditional frames and gas central heating. The south-facing rear garden enjoys a secluded lower decked area and a walled landscaped upper garden with rear pedestrian access to the parking area. Sold with a Share of the Freehold and a lease in excess of 900 years. Council tax band C. We are advised the current service charge is approx. £184 per month. A lovely home.

Guide Price £470,000 Leasehold - Share of Freehold

EPC Rating: D

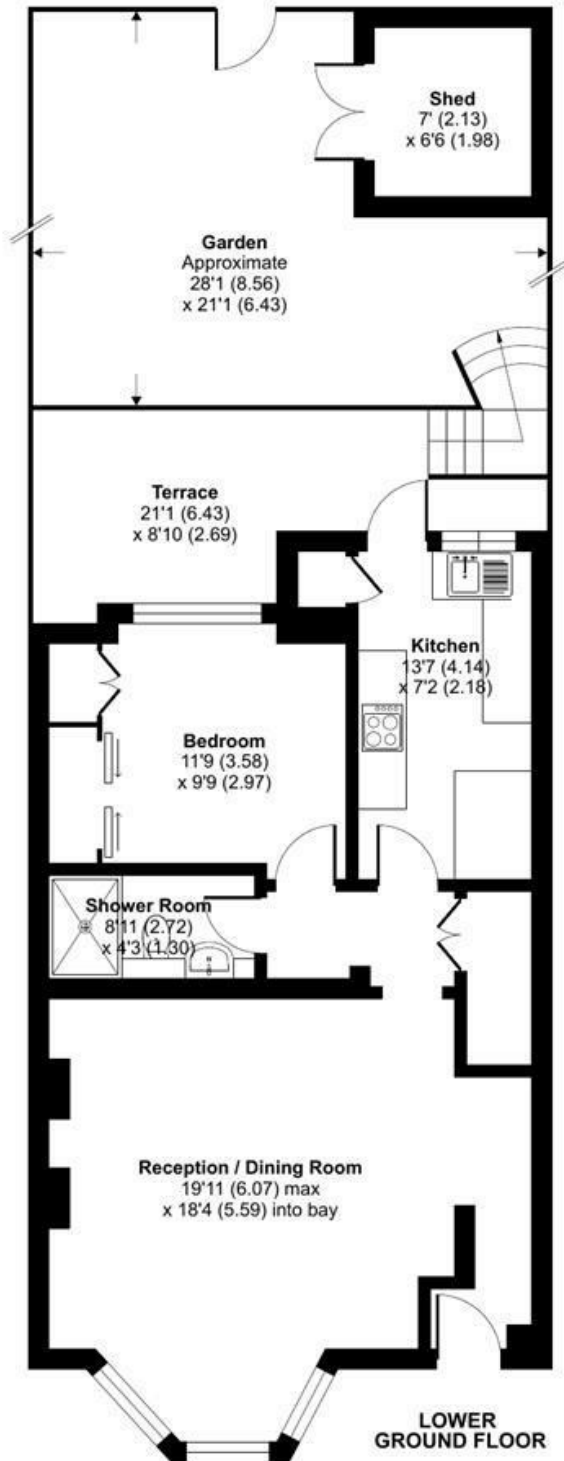
Surbiton Road, Kingston Upon Thames, KT1

Approximate Area = 650 sq ft / 60 sq m

Outbuilding = 45 sq ft / 4 sq m

Total = 695 sq ft / 64 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 938862

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fittings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	