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St. James Road, Surbiton, KT6 4QH

A one bedroom garden floor conversion apartment set in a grand Victorian house within the heart of Surbiton. The mainline station and high street are moments away. The many benefits include a good size sitting dining room with a sash bay window. A double bedroom with wardrobe space. There is a modern fitted kitchen with appliances. The white bathroom suite has a shower above the bath and there is a good-size inner lobby with useful storage space. Gas central heating and double glazing. Communal garden at the rear of the property. Council tax band B. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the current service charge is £45 per month. No onward chain. Draft.....

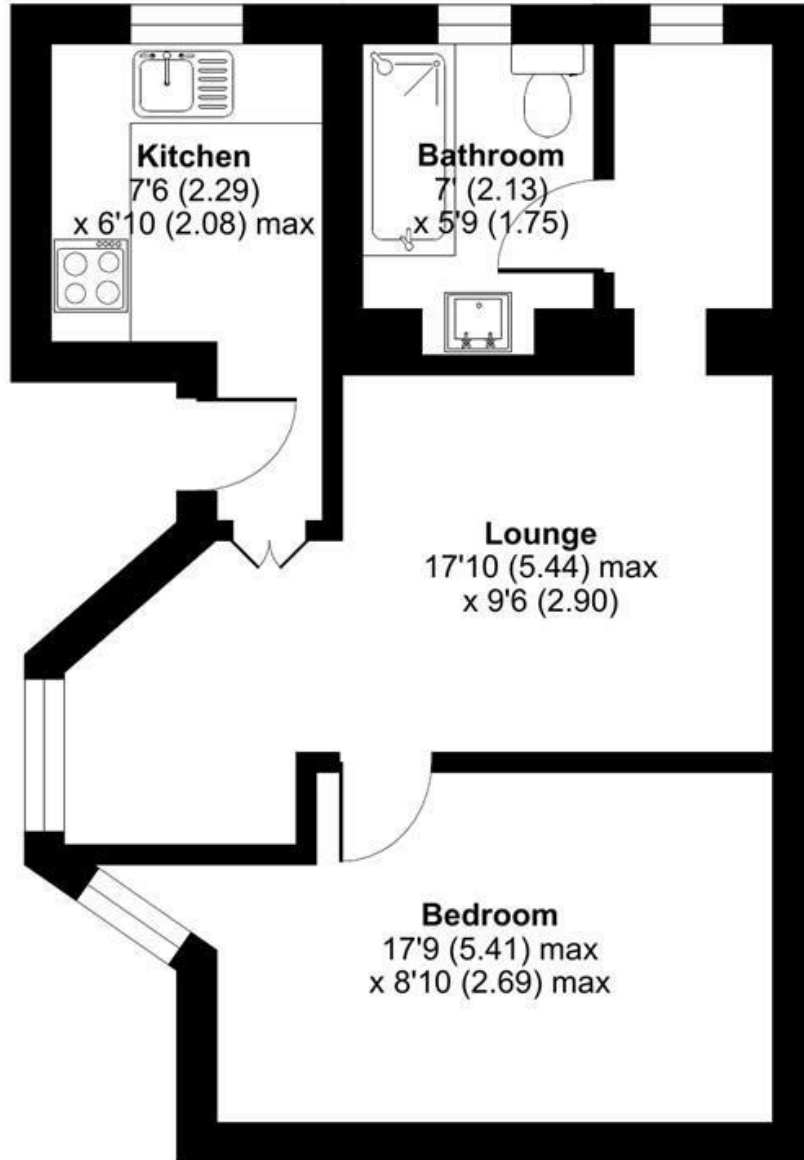
Guide Price £295,000 Leasehold - Share of Freehold

EPC Rating: C

St. James' Road, Surbiton, KT6

Approximate Area = 439 sq ft / 40.8 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1117167

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 | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 71 | 78 |
| 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 | |