



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



St. Marys Road, Surbiton, KT6 4EP

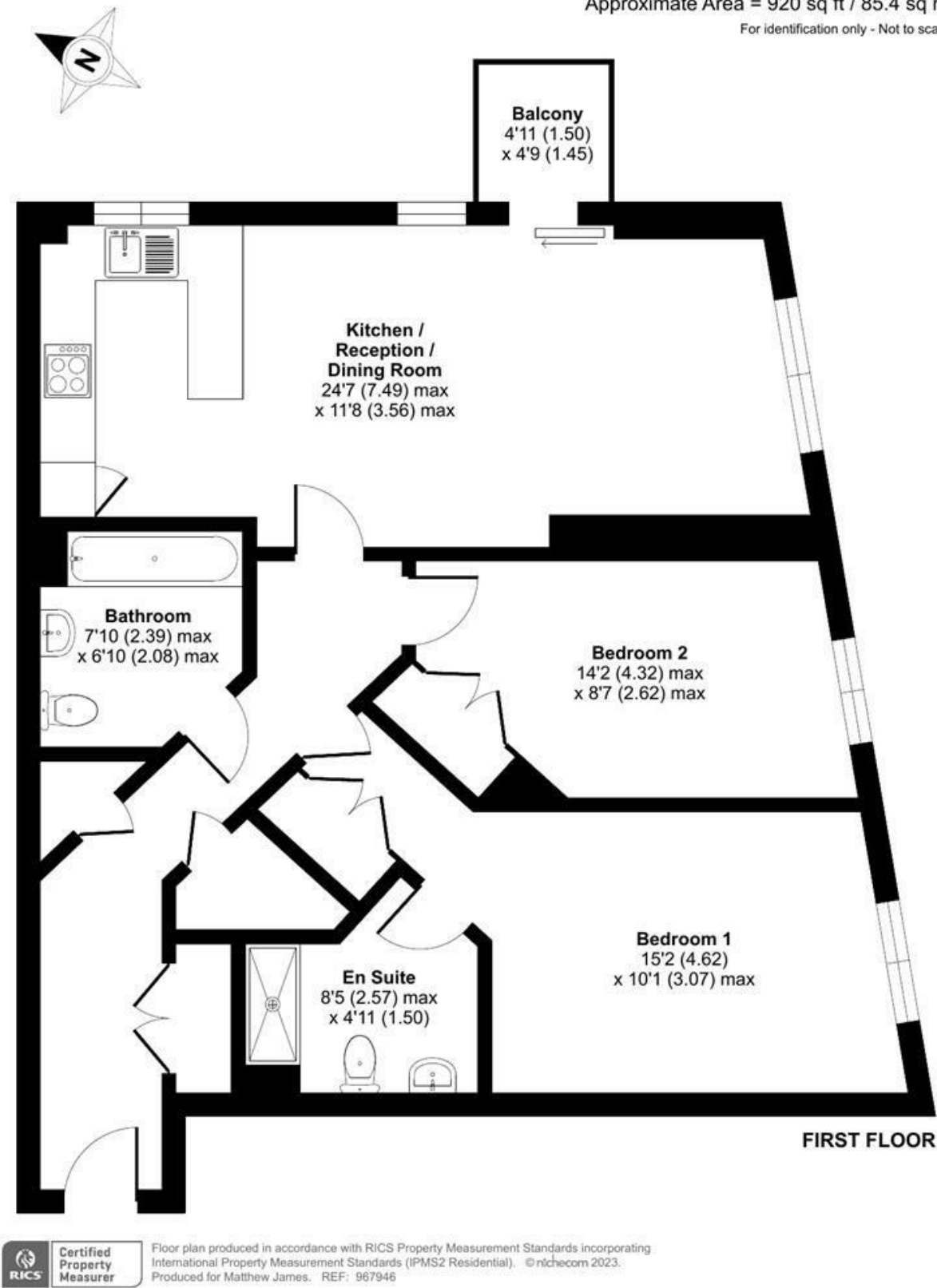
A stunning, two double bedroom two bathroom third floor lift-serviced penthouse specification apartment with a balcony, far-reaching views, a concierge and the right to park in the secure underground car park. Located within the very heart of Surbiton, only a moment's walk away from the high street and mainline station. The many benefits include an impressive open plan living space with views, ample sitting and dining space, sliding doors to the balcony and a sleek contemporary kitchen with integral appliances, stone surfaces and a sociable peninsular bar. The master bedroom includes an en-suite shower room and fitted wardrobes. The double second bedroom also has fitted wardrobes and both enjoy views. There is also a main bathroom with a shower over the bath. The welcoming entrance hallway includes generous storage cupboards. There are well maintained communal hallways, a concierge service and a secure underground car park. Council tax band E. We are informed the current service charge is £298 per month, the ground rent £250 pa and the lease 134 years.

Guide Price £575,000 Leasehold

EPC Rating: B

St. Mary's Road, Surbiton, KT6 4EP

Approximate Area = 920 sq ft / 85.4 sq m
For identification only - Not to scale



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/fitings 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		
83	83	
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		
83	83	
England & Wales		
EU Directive 2002/91/EC		