



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



## Cadogan Road, Surbiton, KT6 4DL

An excellent two-bedroom top floor apartment with parking, located on one of Surbiton's highly regarded 'river roads'. Surbiton mainline station and high street are within walking distance with the Thames at the end of the road. The many benefits include a good size lounge-dining room and a new fitted kitchen with appliances. There is a large master bedroom and a sizeable second bedroom. The modern white bathroom suite has a shower above the bath. It also enjoys its own self-contained utility and storage annex adjacent to the flat. Gas central heating. Parking to the rear of the property. Council tax band C. The lease is currently being extended to 177 years. We are informed the current service charge is £2,335 pa. No onward chain.

**Guide Price £375,000 Leasehold**

**EPC Rating: D**

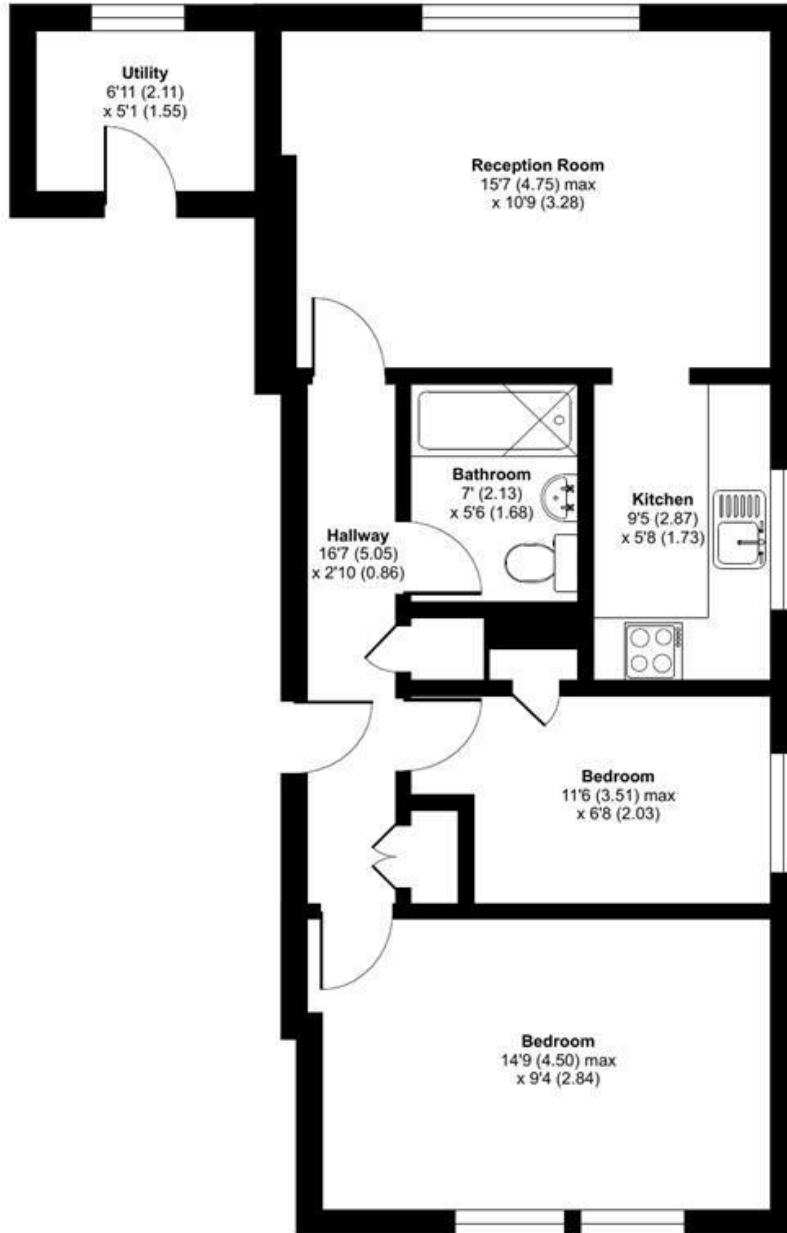
# Cadogan Road, KT6

Approximate Area = 571 sq ft / 53.4 sq m

Utility = 36 sq ft / 3.3 sq m

Total = 607 sq ft / 56.4 sq m

For identification only - Not to scale



SECOND 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: 1083265.

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.

