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Cadogan Road, Surbiton, KT6 4DQ

TO LET

A spacious one bedroom upper ground floor conversion apartment located on one of the highly desirable river roads only a short walk from Surbiton mainline station and high street. The accommodation which has been recently decorated comprises; entrance hall, a large lounge/dining room with period fireplace, and large leaded light bay window, open plan refitted kitchen with appliances, white bathroom with chrome fittings and a large double bedroom with extensive wardrobes. The property benefits from gas central heating, is offered unfurnished and is available from mid September. Council Tax Band C

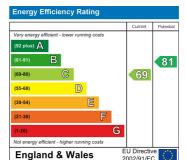
£1,500 Per Calendar Month per calendar month (other fees may annly)

EPC Rating: C

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These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.



					Current	Potentia
Very environme	entally friend	dly - lower	CO2 em	issions		
(92 plus) 🔼						
(81-91)	B					
(69-80)	C					
(55-68)		D				
(39-54)		=	3			
(21-38)			F			
(1-20)				G		
Not environmen	ntally friend.	ly - higher	CO2 em	issions		