



# Matthew James

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## Portsmouth Road, Surbiton, KT6 4JA

## TO LET

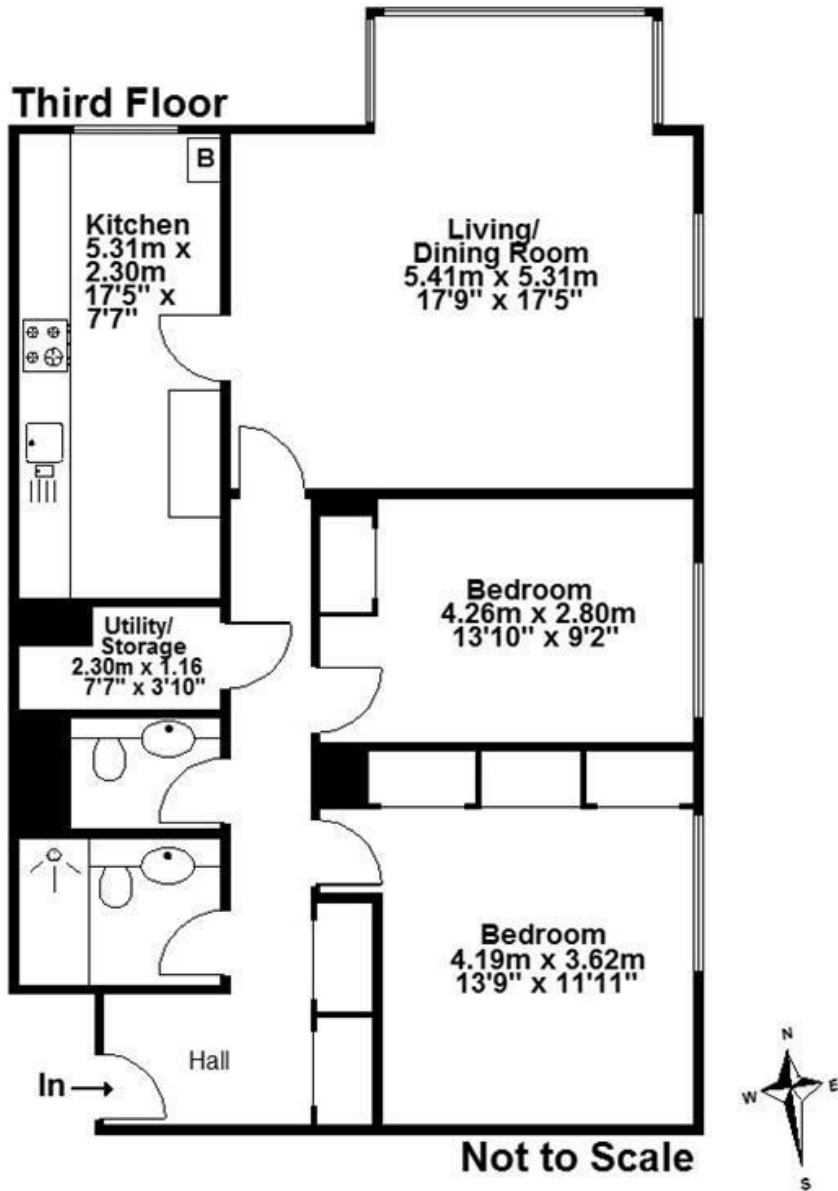
An outstanding and spacious two-bedroom 3rd floor apartment (with lift) boasting dramatic views along the Thames towards Kingston. Set in a well-managed landmark building with immaculate communal spaces, lifts to all floors, an in-house caretaker and a secure underground car park. Located within walking distance of Surbiton mainline station and high street with the Queens Promenade river walk to Kingston starting opposite the building. The accommodation comprises; a stunning living room enjoying views from a rectangular bay window, offering comfortable sitting and dining space. A contemporary 'shaker' style kitchen also with river views, as well as integral appliances and stone work surfaces. Plus there is a separate storeroom. Two generous double bedrooms with built-in wardrobes. A modern white shower room with a large walk-in shower and an additional wc. There is a welcoming reception hall with two double-width storage cupboards. Gas central heating via a modern boiler. Secure, dedicated parking space in the underground garage and visitor spaces at ground floor level.

The property is offered unfurnished and is available immediately. Council tax band E

**£1,995 Per Calendar Month per calendar month (other fees may apply)**

**EPC Rating: C**

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**Approximate Gross Internal Floor Area:  
90m sq (968sq ft)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		<b>78</b>	<b>82</b>
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		<b>79</b>	<b>83</b>
	EU Directive 2002/91/EC		