



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 James Road, Surbiton, KT6 4QH

An outstanding spacious, light bright first floor conversion apartment presented in excellent condition. Located within the heart of Surbiton only moments from the mainline station and high street. The many benefits include a large living room with sitting, dining and study space. There is a good size separate modern fitted kitchen with integral appliances and a very spacious bedroom overlooking the communal garden. The modern white bathroom suite includes a shower over the bath. Gas central heating. There is a secluded communal garden to the rear and well-maintained communal hallways. Council tax band D. Lease 142 years. We are informed the service charge is £3,486 pa. A lovely home in central Surbiton, sold with no onward chain.

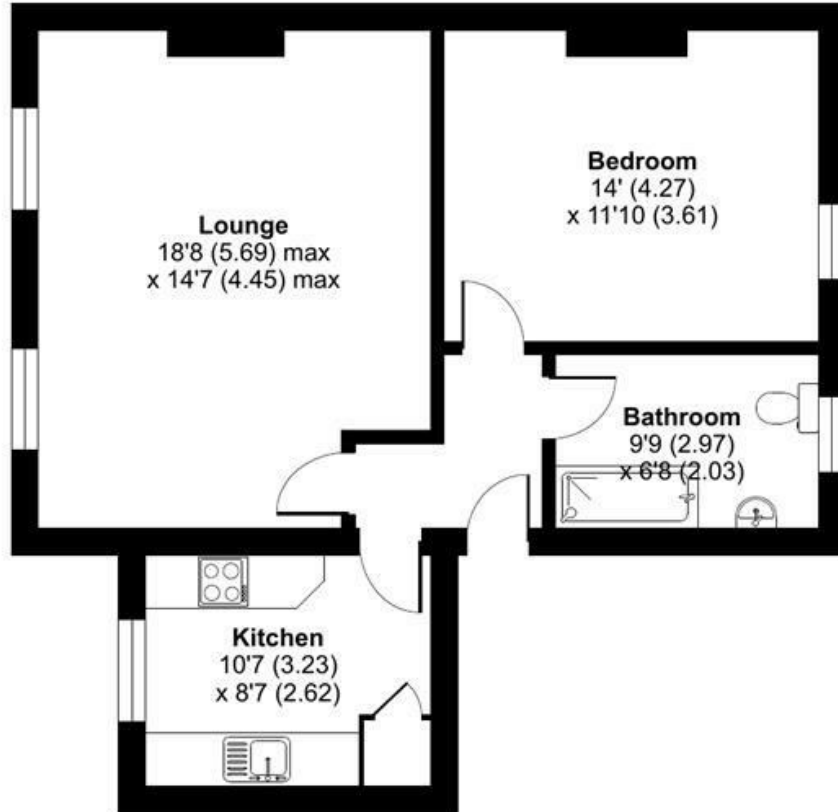
**Guide Price £425,000 Leasehold**

**EPC Rating: C**

# St. James' Road, Surbiton, KT6

Approximate Area = 647 ft / 60.1 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 1193556

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.

