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## Lavender Mews, Surbiton, KT6 4FF

Modern Luxury Living, Sophistication and Style - An exceptional contemporary, bespoke-designed gated new home built to exacting standards. Four luxurious en-suite bedrooms, incredible entertaining space, a magnificent lounge-media room, a central lightwell and reflection pool. Set on a discreet mews within a stroll of the mainline station, boutiques, restaurants and the Thames riverside walk to the ancient market town of Kingston. The exceptional features include a sleek Hacker designed German kitchen with an amazing central island, Miele appliances and stone surfaces all complimenting this incredible space. Expansive sliding glass doors and windows open onto the terrace and over-look the reflection pool. The galleried hall enjoys a double-height glass wall overlooking the reflection pool and stunning stone-wall water feature. A floating oak staircase sweeps to the lower floor. The magnificent lounge-media room offers a tranquil, relaxing space, sliding doors with level thresholds open to the Gabion Basket stone walled courtyard. Two luxurious double bedrooms on each floor, all four with hand-built wardrobes and beautiful sumptuous stone bathrooms. Rare Italian stone and oak floors. A Control4 expandable system manages heat, lighting, ventilation, security and media. There is a secreted utility/plant room. Electric gated driveway parking. Landscaped terrace and garden. Pedestrian gate with access leading to Catherine Road. NHBC 10 year guarantee. Council tax band G. A breathtaking unique home.

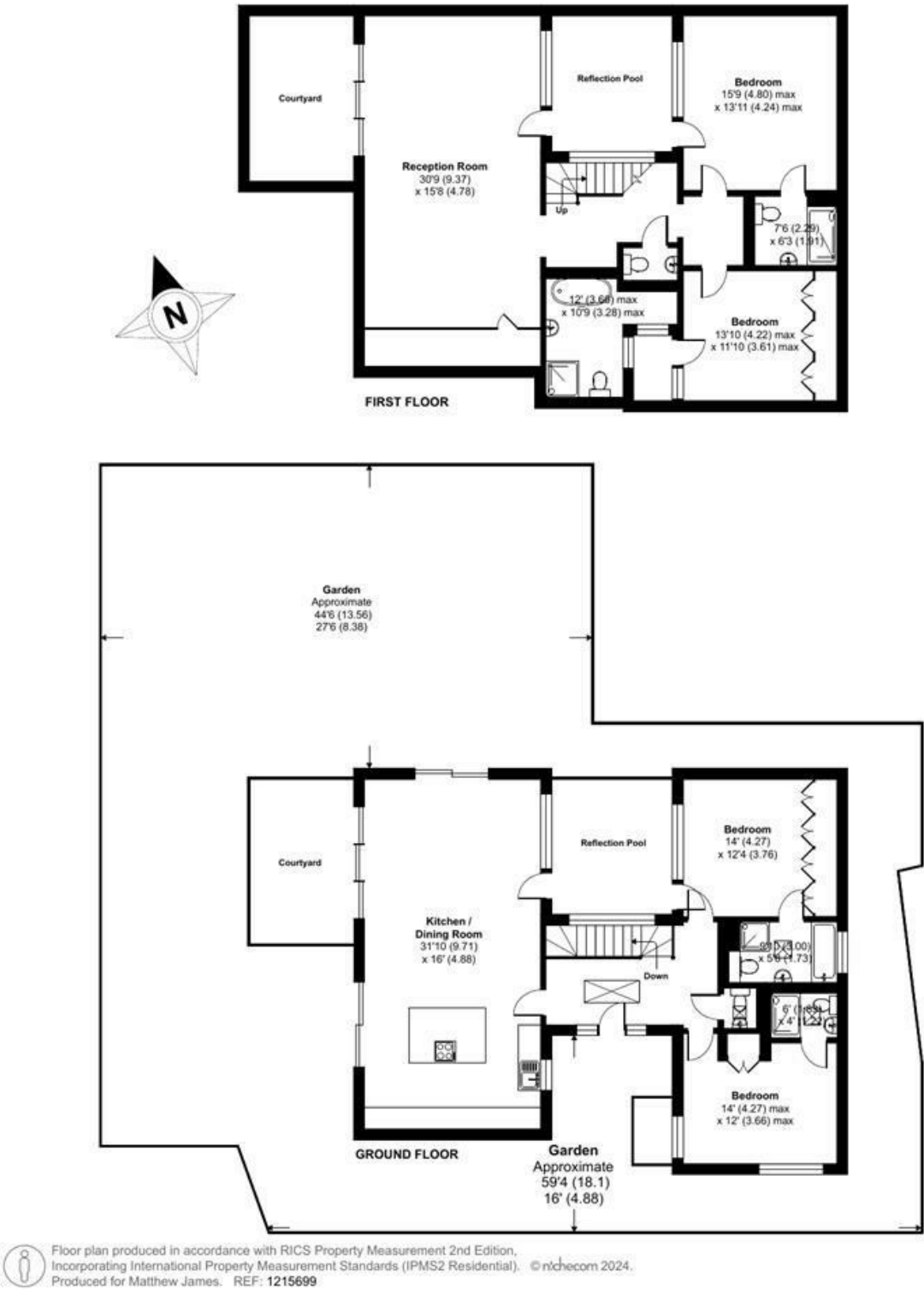
**Guide Price £2,250,000 Freehold**

**EPC Rating:**

# Lavender Mews, Surbiton, KT6

Approximate Area = 2354 sq ft / 218.6 sq m (excludes garden /Waterfall)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Matthew James. REF: 1215699

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) <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		
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		