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St Marys Road, Surbiton, KT6 4JF

An excellent modern one-bedroom lift-serviced duplex apartment set over the second and third floors, with a private balcony and the right to park in the secure underground car park. Located just off Surbiton High Street with the mainline station within 2/3-minute walk. The many benefits include, on the second floor, a large lounge dining room and a part-open-plan sleek contemporary kitchen with integral appliances and stone surfaces. There is also a welcoming entrance hallway with a guest cloakroom and storage. On the third floor is a double bedroom with fitted wardrobes, sliding doors leading to the balcony and a modern white en-suite bathroom with a shower over the bath. Lease length 132. Ground Rent £250pa. We are advised the service charge is £3,990pa. Sold with no onward chain.

Guide Price £320,000 Leasehold

EPC Rating: C

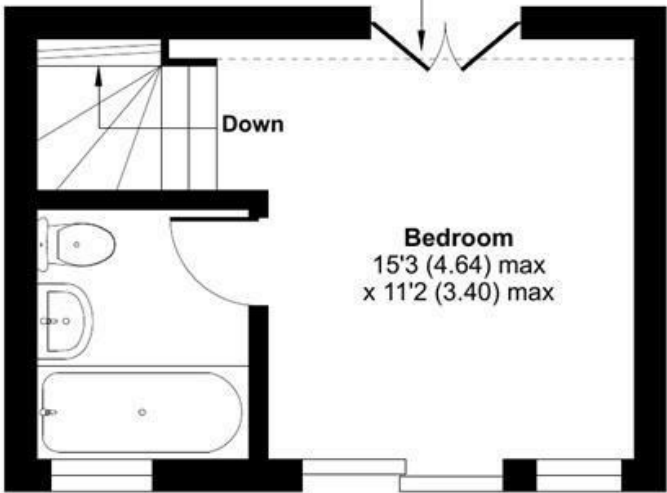
Old Post Office Walk, Surbiton, KT6

Approximate Area = 508 sq ft / 47.1 sq m
Limited Use Area(s) = 6 sq ft / 0.5 sq m
Total = 514 sq ft / 47.7 sq m
For identification only - Not to scale

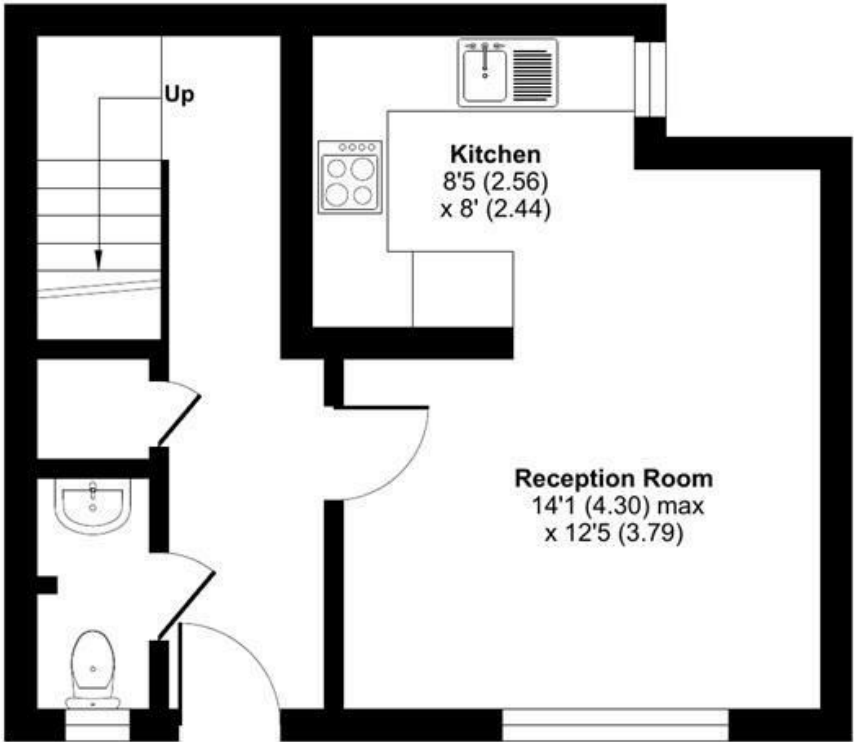


Access To
Roof Space / Eaves

Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1253104

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
78	78	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
78	78	
England & Wales		
EU Directive 2002/91/EC		