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Fassett Road, Kingston Upon Thames, KT1 2TE

A stunning spacious two-double bedroom, two-bathroom conversion apartment with a private garden and driveway parking. Set within a grand Victorian house, located within walking distance of Surbiton mainline station, Kingston town centre and the Thames. The many benefits include a striking contemporary living space with bi-folding doors opening onto the garden, ample sitting and dining space and a sleek bespoke kitchen with integral appliances and stone surfaces. There is a large welcoming entrance hallway to built-in storage and access to the cellar. The generous-sized master bedroom includes a bay window with shutter, fitted wardrobes and a full white and stone en-suite bathroom with a shower over the bath. The second double also includes fitted wardrobes and there is a second coordinating full bathroom. Gas Central heating and double glazing. The private rear garden includes a stone terrace, a sunny sitting area and pedestrian access to the front of the property. Driveway parking at the front of the property for one car with an EV charging point. Council tax band E. Sold with a Lease of 990 years. We are informed service charge is paid as required. An amazing home.

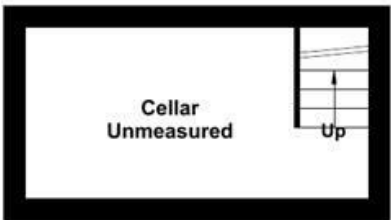
Guide Price £700,000 Leasehold

EPC Rating: C

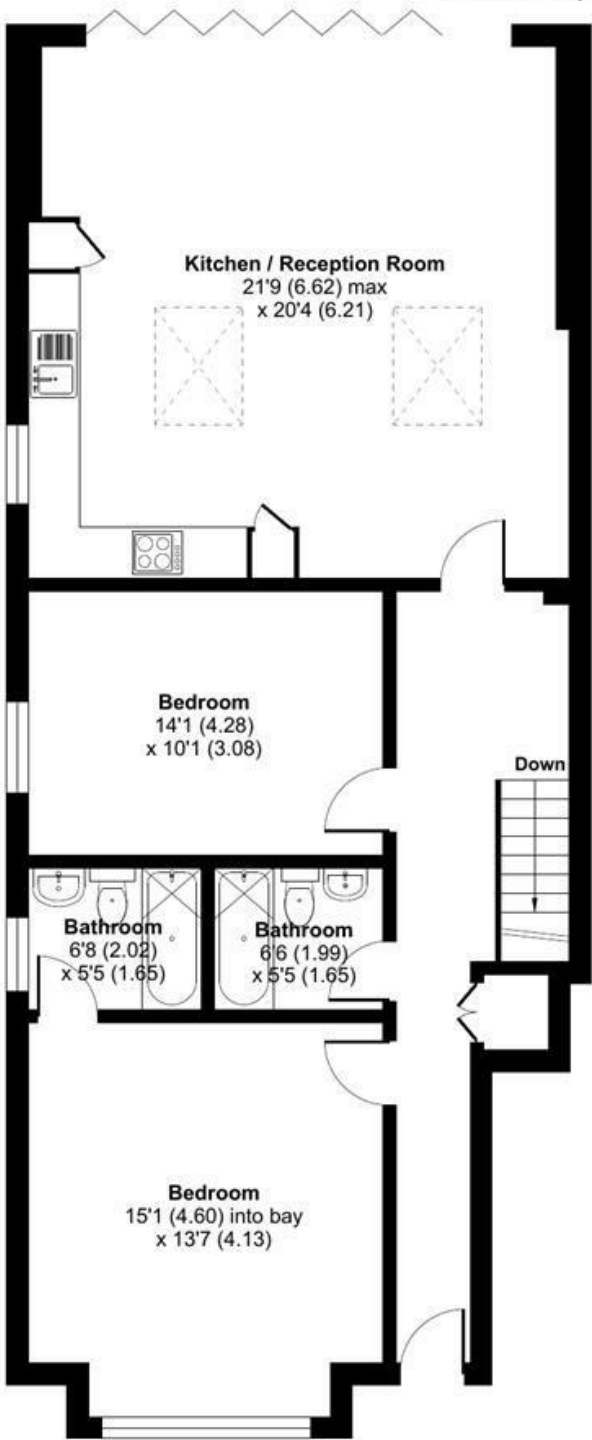
Fassett Road, Kingston Upon Thames, KT1

Approximate Area = 1013 sq ft / 94.1 sq m (excludes cellar)

For identification only - Not to scale



CELLAR



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: 1258591

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.

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		
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		
England & Wales		
EU Directive 2002/91/EC		