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Claremont Road, Surbiton, KT6 4RY

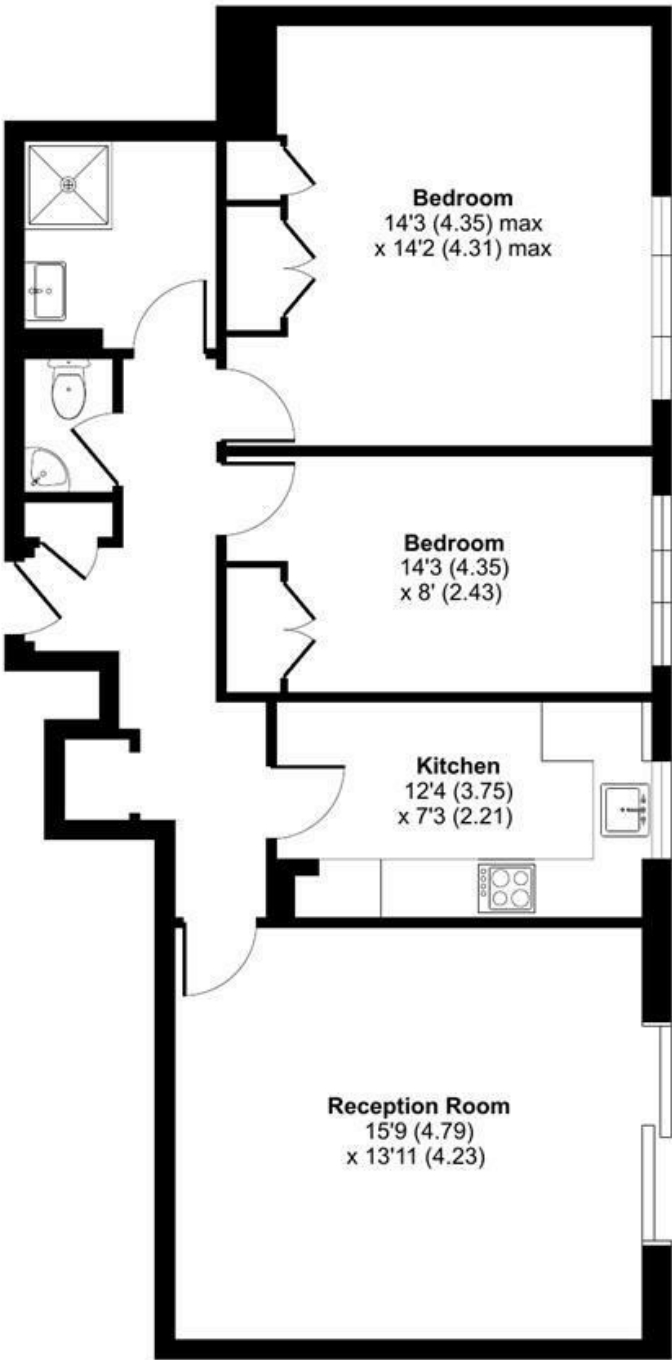
An outstanding spacious two-double-bedroom ground-floor apartment with direct access to a communal garden and a garage. Located within the heart of Surbiton only a short walk from the mainline station, high street and the Thames. The many benefits include a large living room with ample sitting and dining space and sliding doors leading directly to the communal garden. There is a good size separate fitted kitchen with integral appliances and quartz work surfaces. The large main bedroom includes fitted wardrobes and there is a double second bedroom with wardrobes. There is a modern white and tiled shower room plus a separate wc. The welcoming entrance hallway includes two storage cupboards. Gas central heating and modern double glazing. Council take band D. We are informed the service charge is £671 per qrt, including water rates. Lease in excess of 900 years. Sold with no onward chain.

Guide Price £489,950 Leasehold

EPC Rating: C

Ferndown, Claremont Road, Surbiton, KT6

Approximate Area = 804 sq ft / 74.6 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for Matthew James. REF: 1270120

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		
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		