



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



South Bank Terrace, Surbiton, KT6 6DG

An exceptional, spacious property with extensive living accommodation, an expansive lower ground-floor gym, a two car stacking garage and a large private garden. Located within moments' walk of the mainline station and high street. The many benefits include very spacious living space on the ground floor which includes sitting, dining areas and a huge kitchen stretching across the back of the house with French doors opening onto the garden. On the first floor is a master bedroom suite, including a sumptuous bathroom and a walk-in wardrobe. There are two further double bedrooms with an en-suite bathroom and shower room. On the second floor is another double bedroom also with an en-suite bathroom. To the rear is a private garden stretching back approx. 48 ft. with a large covered stone terrace and lawn. To the front, driveway parking leading to a two-car stacking garage built into the lower ground floor. Council tax band F. An amazing home.

Guide Price £1,350,000 Freehold

EPC Rating: D

South Bank Terrace, Surbiton, KT6

Approximate Area = 2586 sq ft / 240.2 sq m
Limited Use Area(s) = 235 sq ft / 21.8 sq m
Garage = 179 sq ft / 16.6 sq m
Total = 3000 sq ft / 278.6 sq m

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 2025. Produced for Matthew James. REF: 1277850

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	
Very energy efficient - lower running costs	CurrentPotential
(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	
Very environmentally friendly - lower CO ₂ emissions	CurrentPotential
(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