



MatthewJames

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



St Marys Road, Surbiton, KT6 4JF

TO LET

A well presented one bedroom split level apartment in this popular modern development in the heart of Surbiton and only 2 minutes walk from the station. The accommodation comprises; entrance hall with storage, guest WC, reception, modern fitted kitchen, double bedroom and en-suite bathroom. The property benefits from a private balcony off of the bedroom and private parking, is offered unfurnished and is available from the end of May. Council Tax Band D

£1,500 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: C

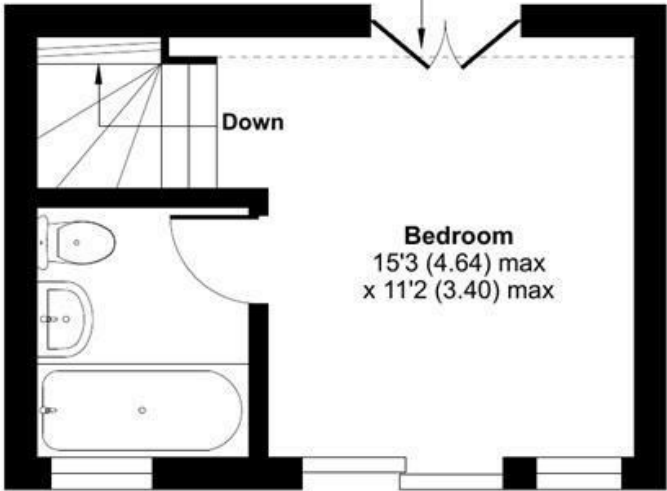
Old Post Office Walk, Surbiton, KT6

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

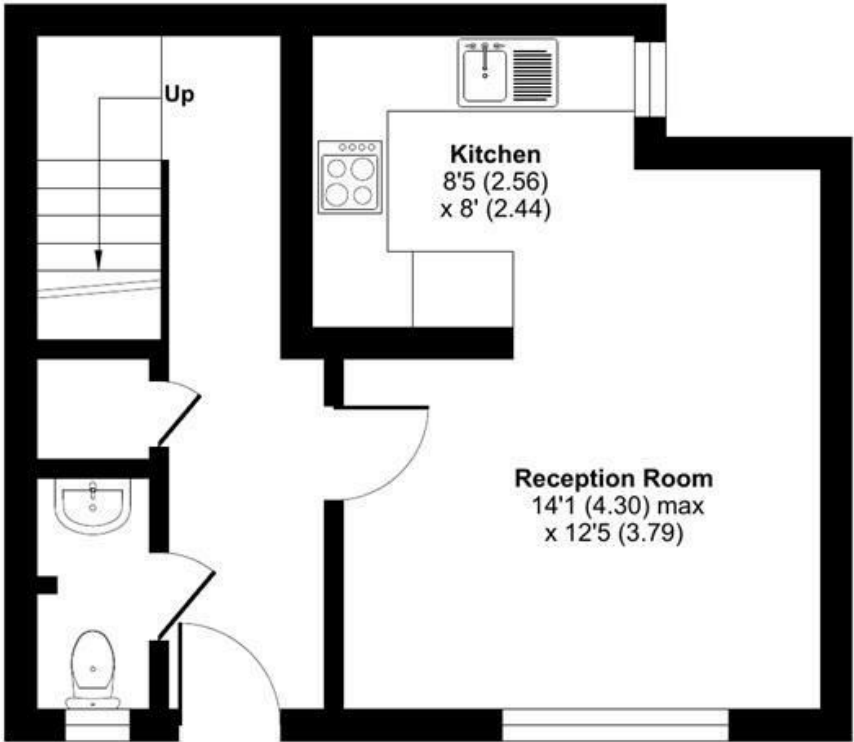


Access To
Roof Space / Eaves

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

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market , all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

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		
82	83	
England & Wales		
EU Directive 2002/91/EC		