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Portsmouth Road, Surbiton, KT6 4HS

TO LET

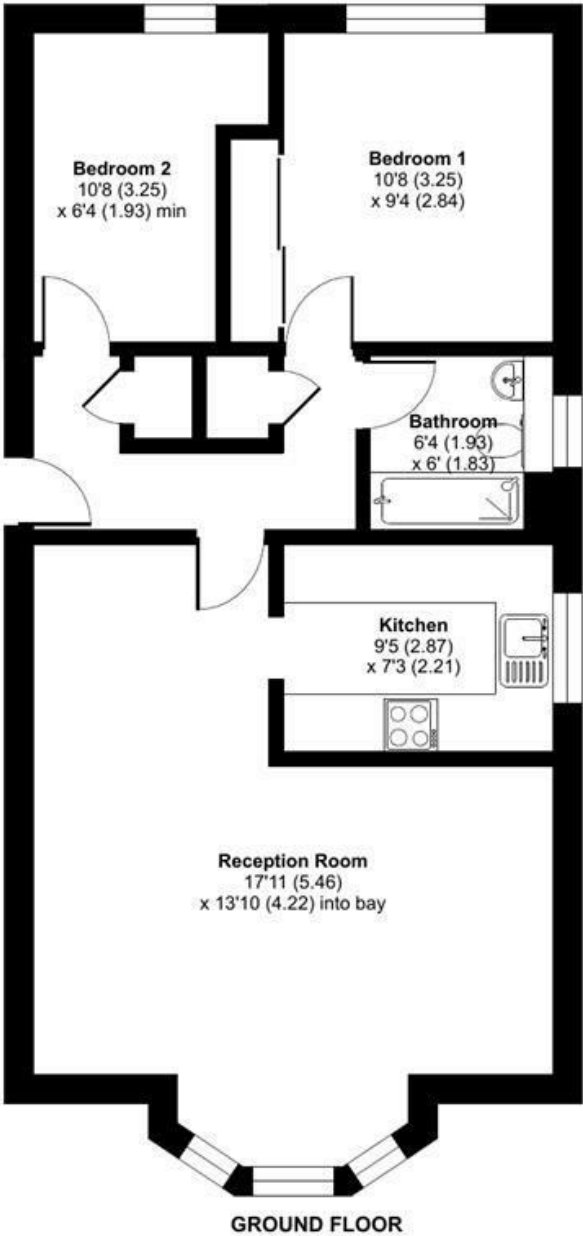
A well presented good-size two-double bedroom ground floor apartment with parking. Located opposite the Thames, within a short walk of Surbiton mainline station and high street. The accommodation comprises; a spacious lounge dining room, modern, well-equipped kitchen including an integral double oven, hob and hood, A large double bedroom with built-in wardrobes, second double second bedroom and a modern white bathroom suite with a shower over the bath. There is a welcoming entrance hallway with a large storage cupboard. The property benefits from double glazing and electric heating, well maintained communal areas and parking to the rear. The property is offered unfurnished and is available immediately. Council tax band D.

£1,750 per calendar month (other fees may apply)

EPC Rating:

Portsmouth Road, Surbiton, KT6

Approximate Area = 670 sq ft / 62.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1095230

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		
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		