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Geneva Road, Kingston Upon Thames, KT1 2TP

An excellent, well-presented two-bedroom first floor apartment with a delightful communal garden and a garage. Located on a quiet residential road within walking distance of Surbiton mainline station, the High Street and Kingston town centre. The many benefits include a good size lounge dining room with a bay window. A sleek contemporary fitted kitchen with integral appliances. There is a large master bedroom with fitted wardrobes plus a good size second bedroom and a welcoming entrance hallway with storage. The modern white bathroom suite includes a separate shower. Gas central heating and double glazing. Well-maintained communal areas and a lovely communal garden to the rear. Garage in a block. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £250 per qrt and the ground rent £15 pa. A lovely home.

Guide Price £385,000 Leasehold - Share of Freehold

EPC Rating: C

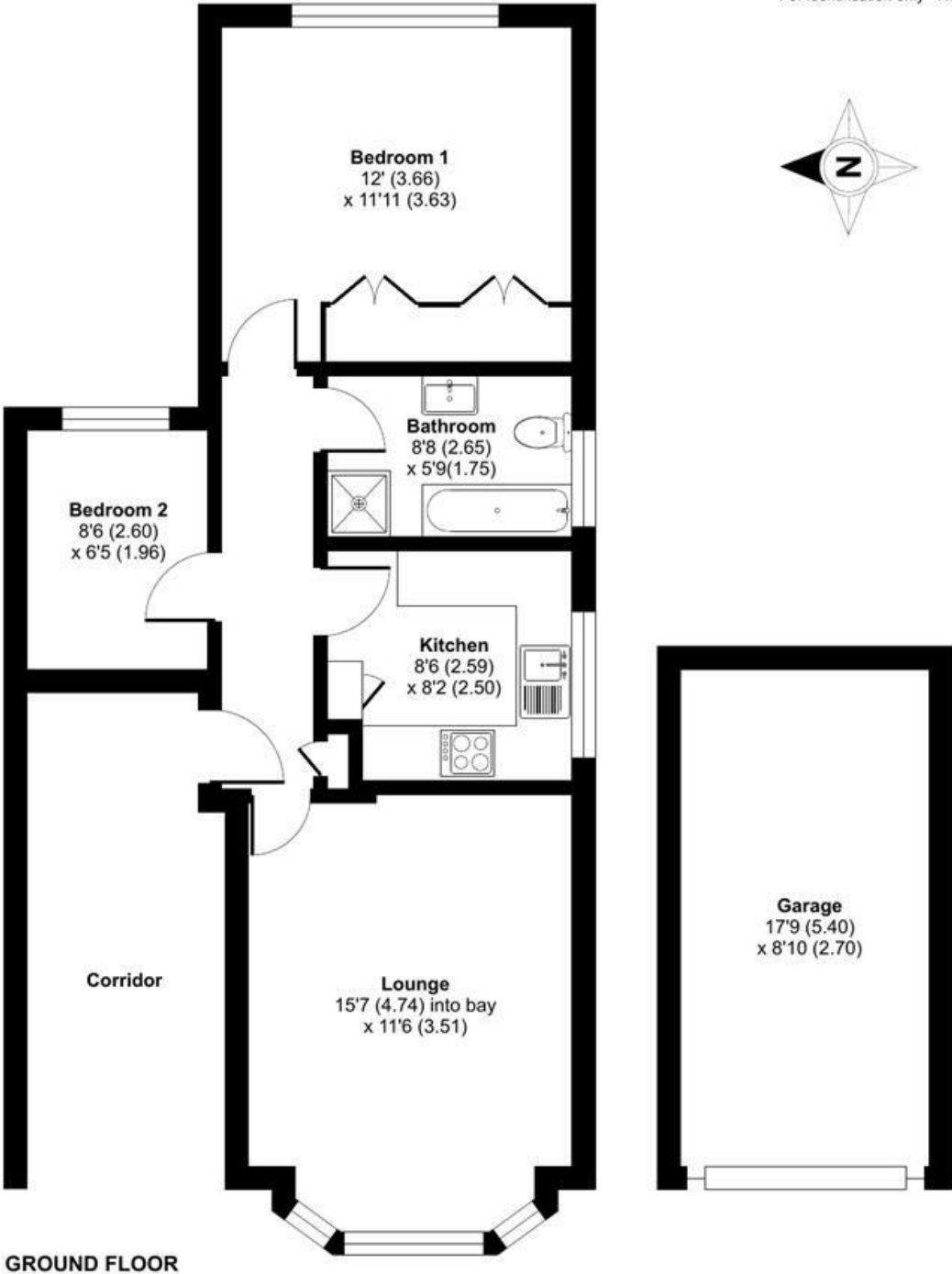
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Approximate Area = 570 sq ft / 52.9 sq m (excludes corridor)

Garage = 157 sq ft / 14.5 sq m

Total = 727 sq ft / 67.4 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: 1303350

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		