



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



Beaufort Road, Kingston Upon Thames, KT1 2TH

An excellent, well-presented top floor studio flat. Located within walking distance of Surbiton and Kingston train stations and town centres'. The property boasts a bright and spacious interior, an open-plan living area and a modern shower room. The apartment comes with a fully equipped kitchen with white goods. Presented in good condition (with access to a large loft). Residents will also appreciate the well-maintained communal garden, providing a peaceful outdoor space to enjoy with a secured-locked communal garage ideal for bike storage. Surbiton mainline railway station boasts connections to London Waterloo within 17/19 mins and Surbiton town offers an array of friendly bars, cafes, restaurants, supermarkets and shops. We are informed the service charge is £1850 pa, ground round rent £150, Lease 107 Years. No onward chain.

Guide Price £189,950 Leasehold

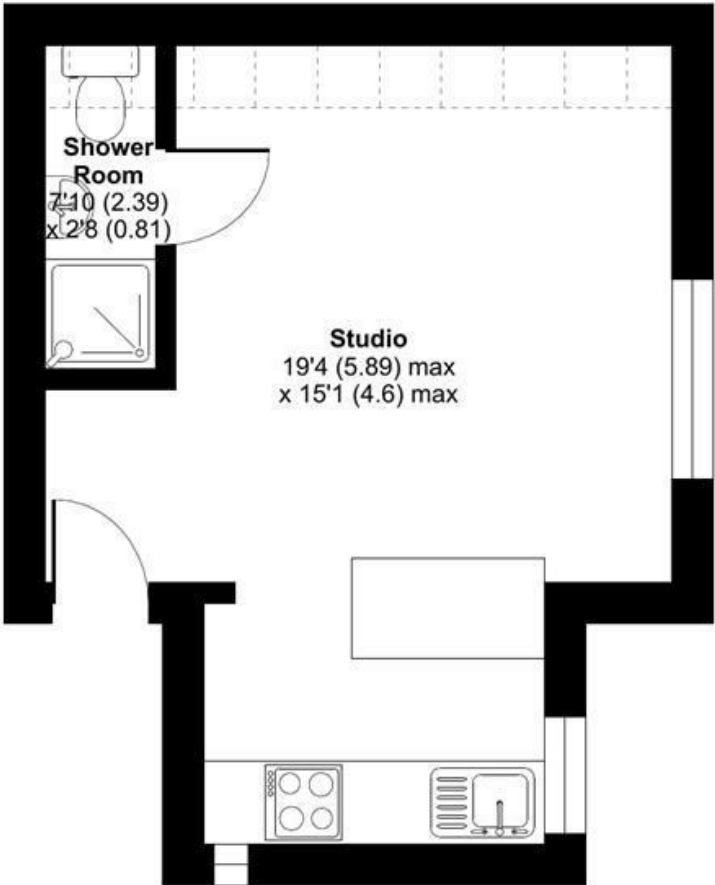
EPC Rating: D

Beaufort Road, Kingston Upon Thames, KT1



Approximate Area = 226 sq ft / 21 sq m
Limited Use Area(s) = 21 sq ft / 2 sq m
Total = 247 sq ft / 23 sq m
For identification only - Not to scale

Denotes restricted
head height



SECOND 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: 1304997

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		
	61	67
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	