



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



Lavender Mews, Surbiton, KT6 4FF

TO LET

Modern Luxury Living, Sophistication and Style - An exceptional contemporary, bespoke-designed gated new home built to exacting standards. Four luxurious en-suite bedrooms, incredible entertaining space, a magnificent lounge-media room, a central lightwell and reflection pool. Set on a discreet mews within a stroll of the mainline station, boutiques, restaurants and the Thames riverside walk to the ancient market town of Kingston. The exceptional features include a sleek Hacker designed German kitchen with an amazing central island, Miele appliances and stone surfaces all complimenting this incredible space. Expansive sliding glass doors and windows open onto the terrace and over-look the reflection pool. The galleried hall enjoys a double-height glass wall overlooking the reflection pool and stunning stone-wall water feature. A floating oak staircase sweeps to the lower floor. The magnificent lounge-media room offers a tranquil, relaxing space, sliding doors with level thresholds open to the Gabion Basket stone walled courtyard. Two luxurious double bedrooms on each floor, all four with hand-built wardrobes and beautiful sumptuous stone bathrooms. Rare Italian stone and oak floors. A Control4 expandable system manages heat, lighting, ventilation, security and media. There is a secreted utility/plant room. Electric gated driveway parking. Landscaped terrace and garden. Pedestrian gate with access leading to Catherine Road. A truly unique home which is offered unfurnished and available immediately. Council tax band G

£8,000 Per Calendar Month per calendar month (other fees may apply)

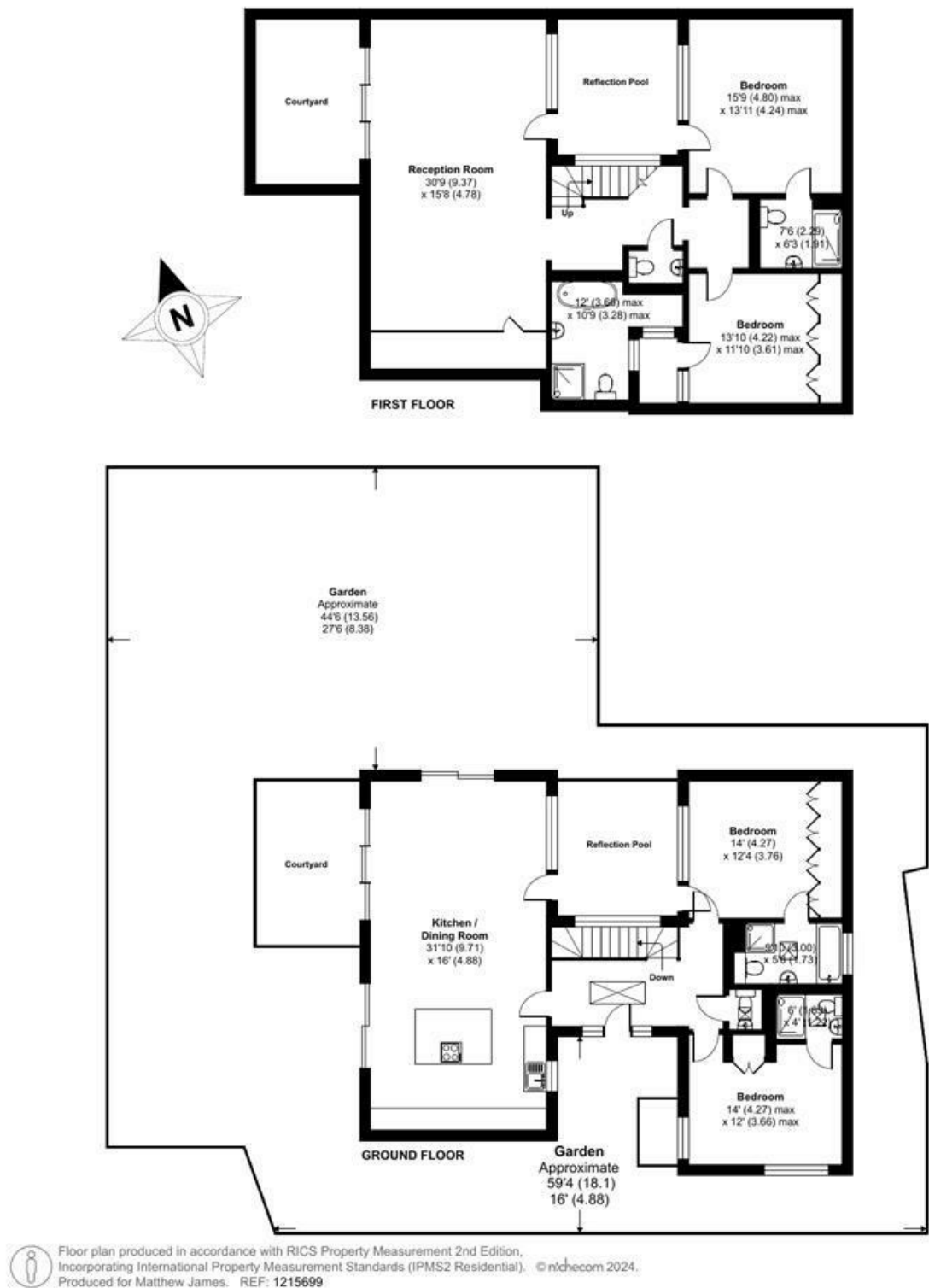
EPC Rating: B

Lavender Mews, Surbiton, KT6 4FF

Lavender Mews, Surbiton, KT6

Approximate Area = 2354 sq ft / 218.6 sq m (excludes garden /Waterfall)

For identification only - Not to scale



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	