



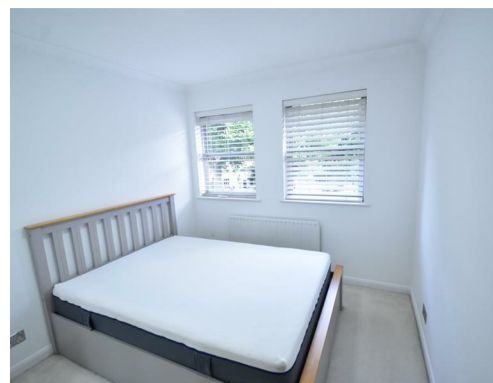
MatthewJames

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Grove Road, Surbiton, KT6 4BD

TO LET

An excellent well presented one bedroom top floor purpose built apartment with parking. Located within the heart of Surbiton only minutes walk from the mainline station high street and the Thames. The many benefits include a good size light bright living room and a separate modern fitted kitchen with a built in oven, hob and hood. The large bedroom has built wardrobes. There is a new stylish bathroom suite with a shower over the bath. A welcoming entrance hall way, double glazing and gas central heating. Well maintained communal areas and a parking space. The property is offered unfurnished and available immediately. Council Tax Band C

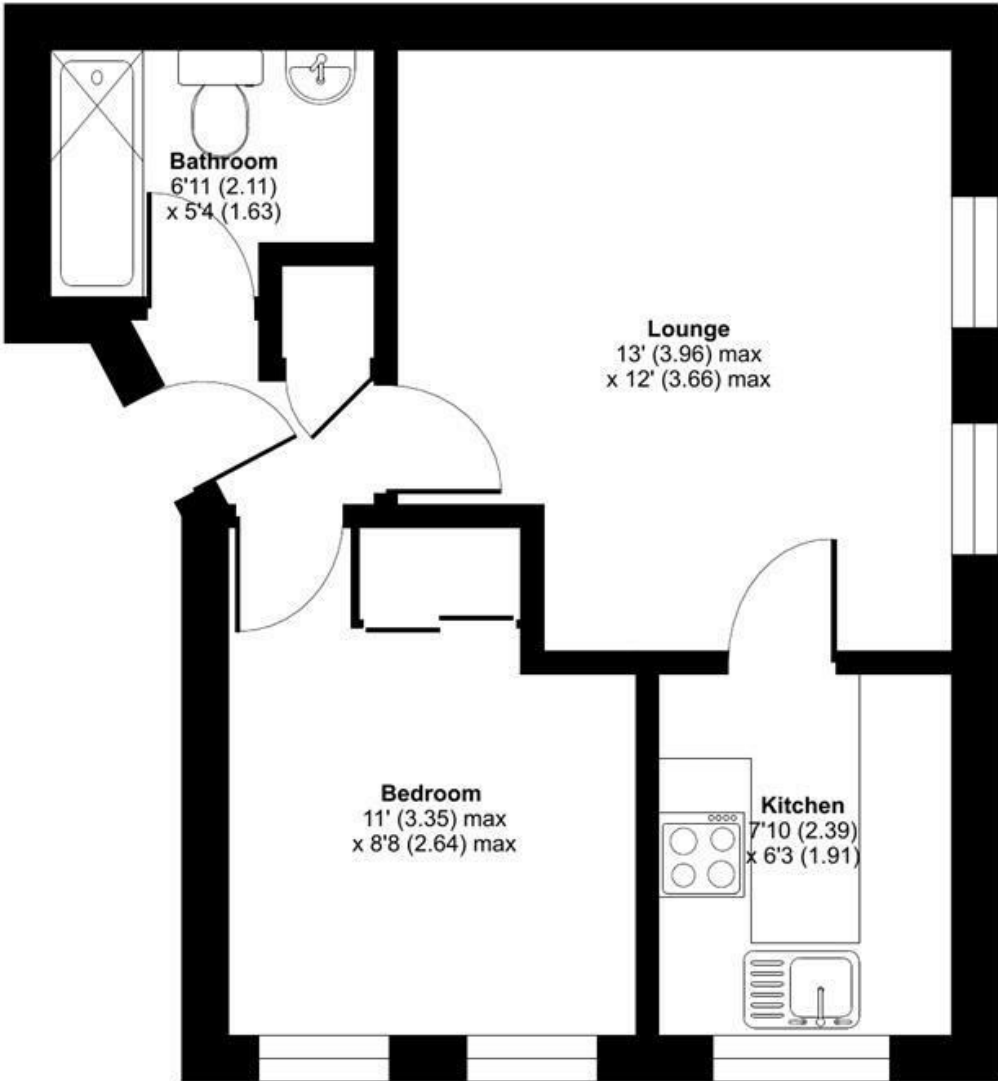
£1,450 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: C

Grove Road, Surbiton, KT6 4BD

Meudon Court, Grove Road, Surbiton, KT6

Approximate Area = 360 sq ft / 33.4 sq m
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Matthew James. REF: 875690

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		