



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: [enquiries@matthewjamesestateagents.co.uk](mailto:enquiries@matthewjamesestateagents.co.uk)

[www.matthewjamesestateagents.co.uk](http://www.matthewjamesestateagents.co.uk)



## Claremont Gardens, Surbiton, KT6 4TN

An outstanding, spacious one-bedroom top-floor period conversion apartment with views towards Kingston and a large light loft. Located on a cul-de-sac within walking distance of Surbiton mainline station, high street, Kingston town center and the Thames. The many benefits include character features and accommodation, comprising: a large lounge dining room with a lovely bay window and period fireplace. A separate sleek modern kitchen with integral appliances. A good size double bedroom with views towards Kingston a period fireplace and a loft ladder to the loft. A white bathroom suite with a shower over the bath and a separate wc with a traditional high-level cistern. A hallway cupboard houses the washer dryer. To the rear is a communal garden. Council tax band C. Sold with a Share of the Freehold and a lease in excess of 900 years. We are advised the service charge is £90 per month. A lovely home.

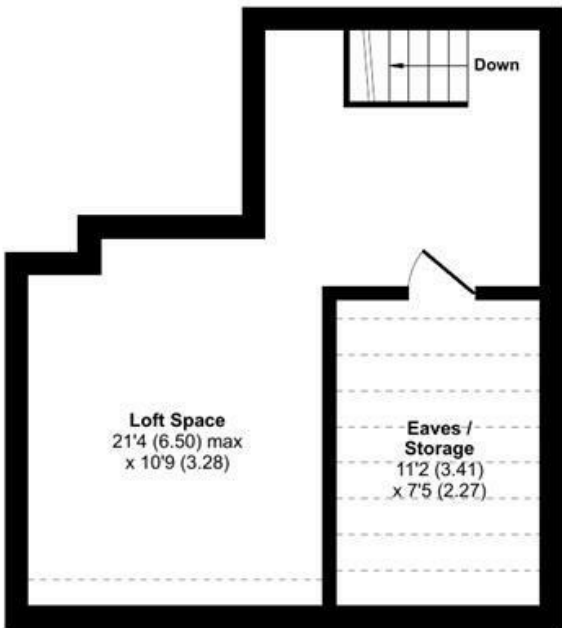
**Guide Price £349,950 Leasehold - Share of Freehold**

**EPC Rating: D**

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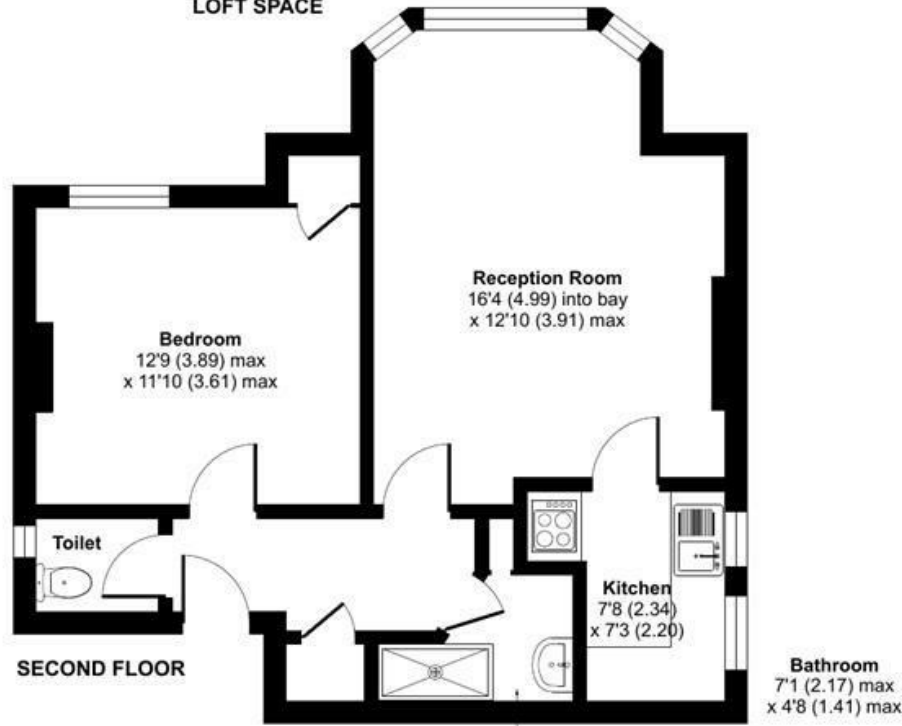
Approximate Area = 497 sq ft / 46.1 sq m  
Loft Space = 221 sq ft / 20.5 sq m  
Limited Use Area (s) = 103 sq ft / 9.5 sq m  
Total = 821 sq ft / 76.2 sq m

For identification only - Not to scale



Denotes restricted head height

LOFT SPACE



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: 1347111

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 |         |           |
|                                             | 65      | 76        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |