



# 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)



## St. Marys Road, Surbiton, KT6 4JG

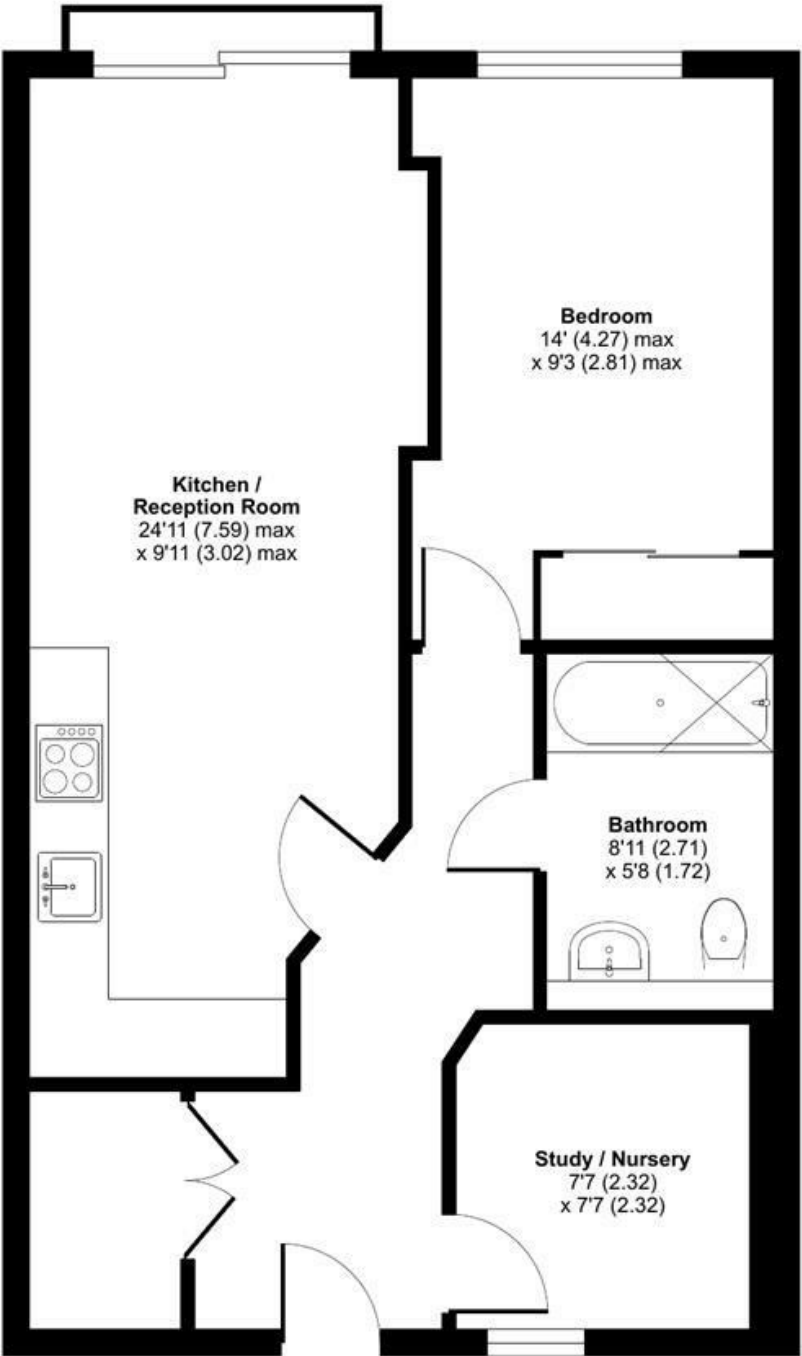
An excellent, spacious one-bedroom plus a study / nursery first floor lift-serviced apartment. Located in central Surbiton, moments walk away from the mainline station and high street. The many benefits include a large open planned living space with sliding doors and a Juliet balcony. There is sitting and dining space plus a sleek contemporary kitchen with integral appliances and stone surfaces. The large bedroom includes fitted wardrobes and there is a separate study / nursery. The sumptuous bathroom includes a shower over the bath. In the welcoming entrance hallway is a utility cupboard with a washing machine and a modern gas boiler. Underfloor heating and double glazing. Well-maintained communal areas. No car parking permit available. Council tax band C. Sold with a lease of 114 years. We are informed the service charge is £1,482 pa, building insurance £517pa and ground rent £250pa. No onward chain.

**Guide Price £329,950 Leasehold**

**EPC Rating: B**

St. Mary's Road, Surbiton, KT6

Approximate Area = 577 sq ft / 53.6 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Matthew James. REF: 1348278

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.

