



Matthew James

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Portsmouth Road, Surbiton, KT6 4JA

TO LET

A spacious two double bedroom apartment on the 4th floor (lift) with stunning river views towards Hampton Court and Kingston in this well regarded purpose built block giving easy access to both Kingston & Surbiton and the amenities of the River. The accommodation comprises; entrance hall with excellent storage, spacious reception/dining room with bay window and views over the river, main bedroom with fitted wardrobes, second double bedroom, both with river views, fully fitted kitchen, bathroom and separate WC. The property benefits from lift, underground parking and independent gas central heating, is offered unfurnished and is available from early January. Council Tax Band F

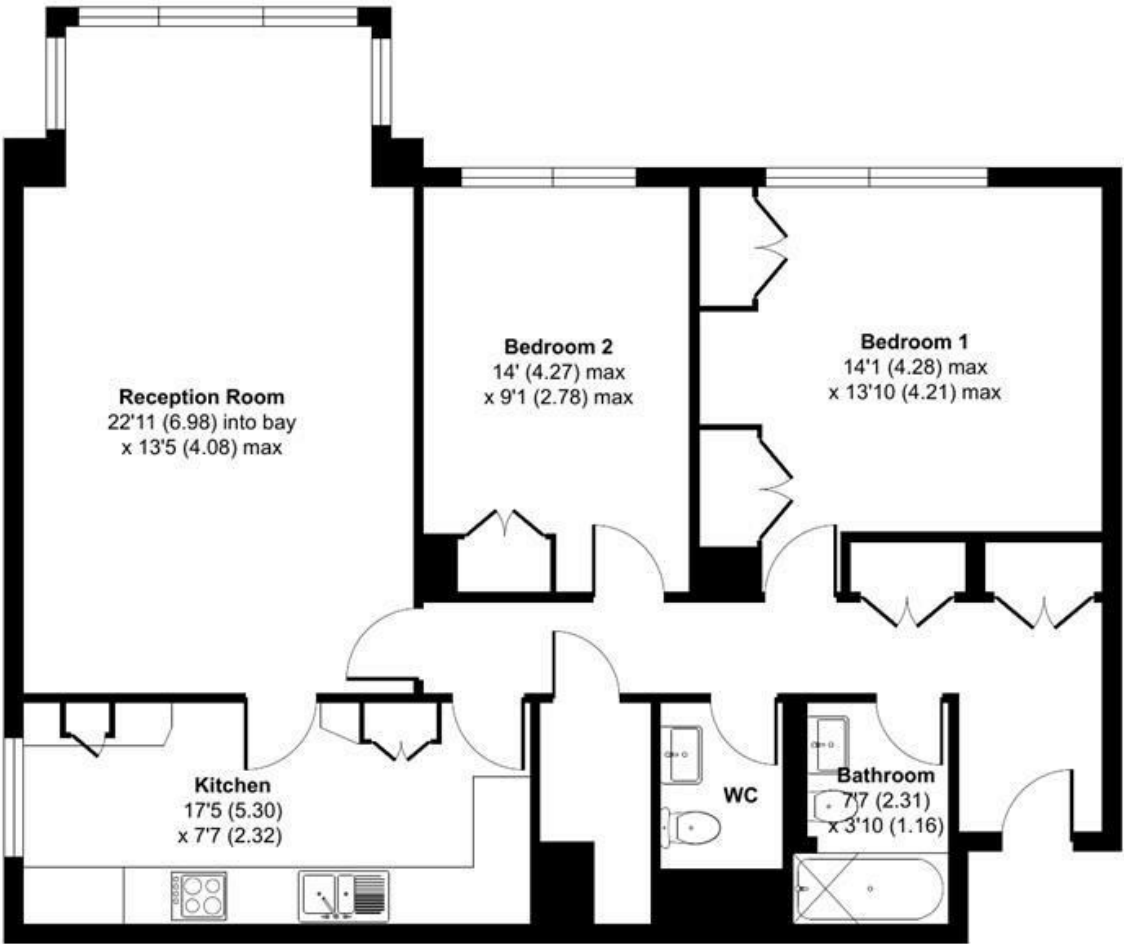
£2,250 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: C

Portsmouth Road, Surbiton, KT6 4JA

Thames Haven, Portsmouth Road, Surbiton, KT6 4JA

Approximate Area = 962 sq ft / 89.3 sq m
For identification only - Not to scale



FOURTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Matthew James. REF: 1262052

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	