



Matthew James

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Grove Road, Surbiton, KT6 4BX

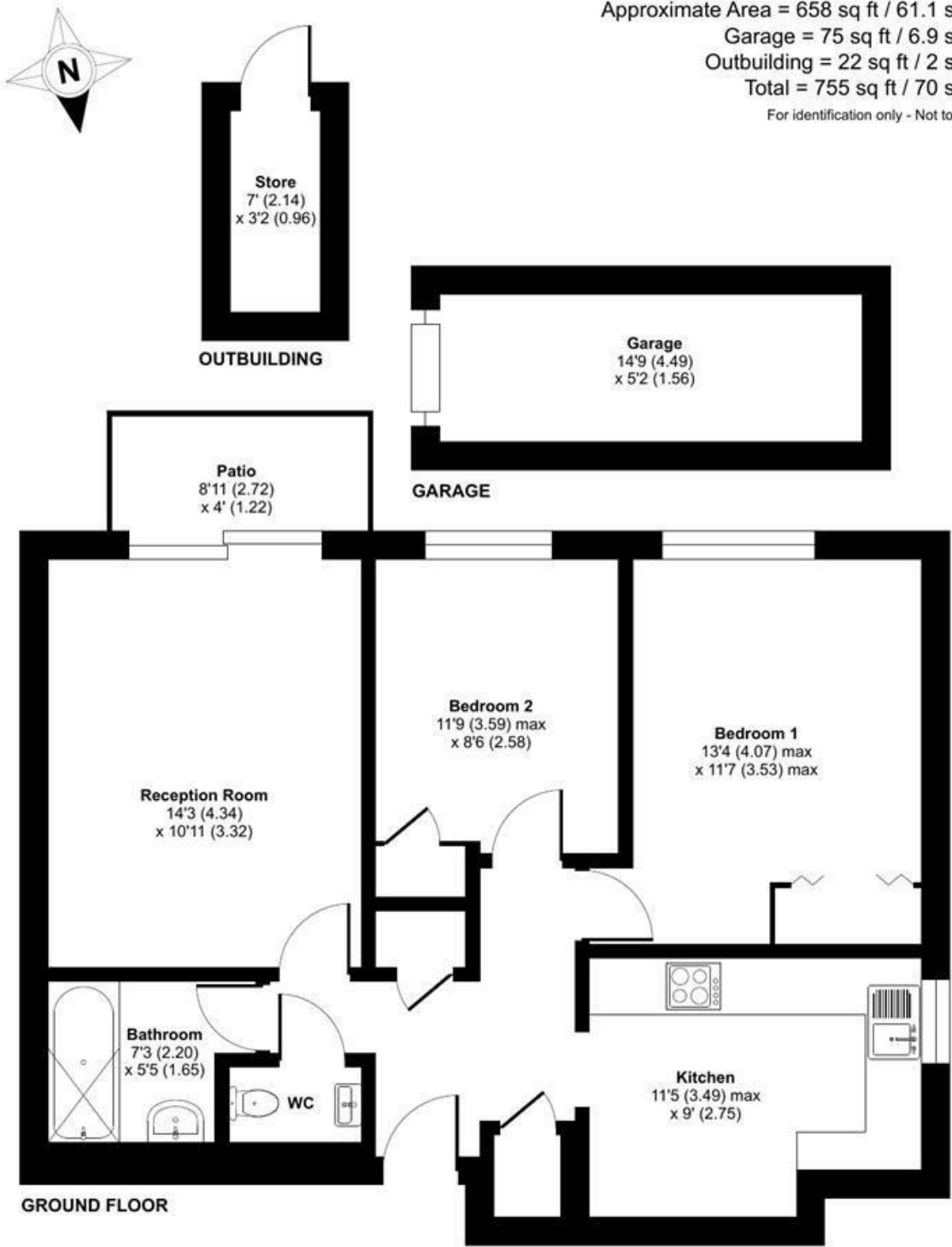
An excellent, spacious two-bedroom ground floor apartment with a balcony and a garage with a separate 49-year lease. Located on one of the highly desirable tree lined 'river roads' within walking distance of Surbiton mainline station and high street with the Thames and the river walk to Kingston at the end of the road. The many benefits include a good size living with sliding doors opening onto the balcony. There is a separate sleek contemporary kitchen breakfast room with integral appliances. A large master bedroom and a good size second bedroom, both with fitted wardrobes. There is a white bathroom suite with a shower over the bath and a separate wc. The welcoming entrance hallway also includes generous storage. Gas central heating and original windows. There is a garage to the rear held on a separate 49-years lease and an external storage shed. Well maintained communal areas and garden. Council tax band D. The flat is sold with a Share of the Freehold and lease in excess of 900 years. We are informed the current service charge is £2,760 pa. No onward chain.

Guide Price £430,000 Leasehold - Share of Freehold

EPC Rating: C

Riverdene Court, Grove Road, Surbiton, KT6

Approximate Area = 658 sq ft / 61.1 sq m
Garage = 75 sq ft / 6.9 sq m
Outbuilding = 22 sq ft / 2 sq m
Total = 755 sq ft / 70 sq m
For identification only - Not to scale



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: 1380253

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		
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	