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Anglers Reach, Grove Road, Surbiton, KT6 4EU

A very spacious two-double bedroom 3rd floor, lift-serviced apartment with from the balcony towards the Thames. The property is in need of extensive refurbishment. Set in a prime location within walking distance of Surbiton mainline station/high street and enjoying the Thames walk to Kingston. Many benefits include a very large living room with ample sitting and dining space and a door leading to a small balcony. There is a separate fitted kitchen with appliances. A large master bedroom with built-in wardrobes and a double second bedroom, also with wardrobes. Both rooms enjoy views across Surbiton. There is a shower room and a separate cloakroom. The welcoming hallway has extensive storage. Gas central heating and modern double glazing. Two lifts, very well maintained communal areas and a garden. The garage is in a block to the rear of the building. Sold with a Share of the Freehold and a lease in excess of 900 years. Council Tax Band E. We are advised the service charge is approx. £3,800 pa. No onward chain.

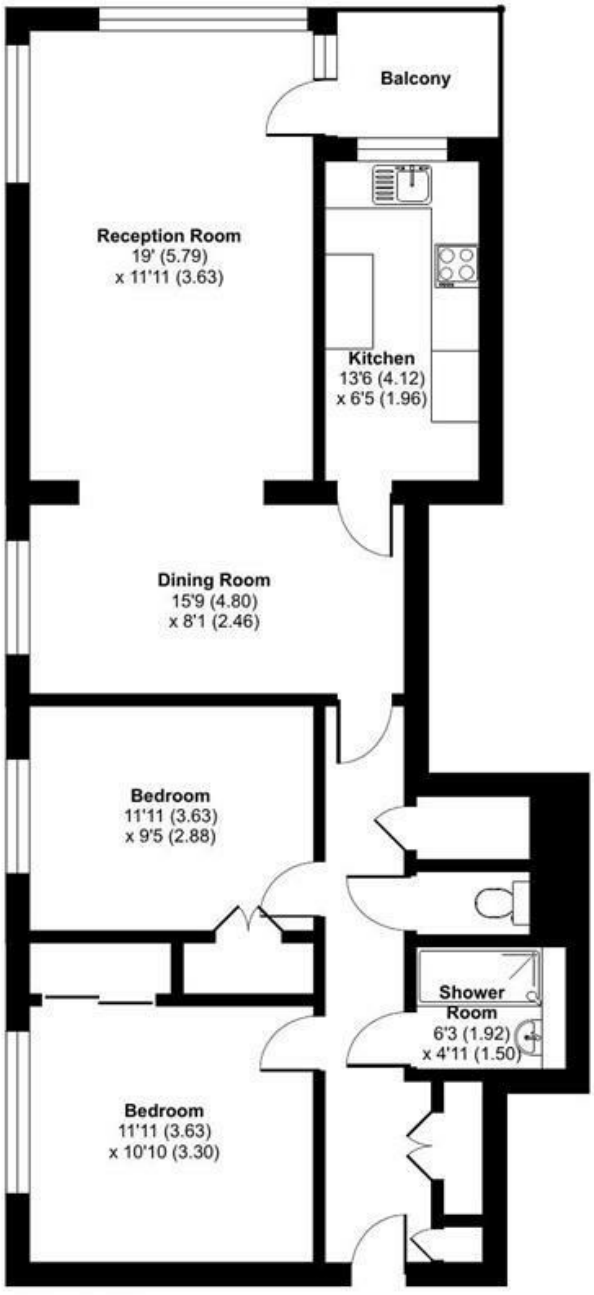
Guide Price £475,000 Leasehold - Share of Freehold

EPC Rating: C

Grove Road, Surbiton, KT6

Approximate Area = 941 sq ft / 87.4 sq m

For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Matthew James. REF: 1541864

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/fittings 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.

