



Matthew James

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

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



St. Leonards Square, Surbiton, KT6 4DG

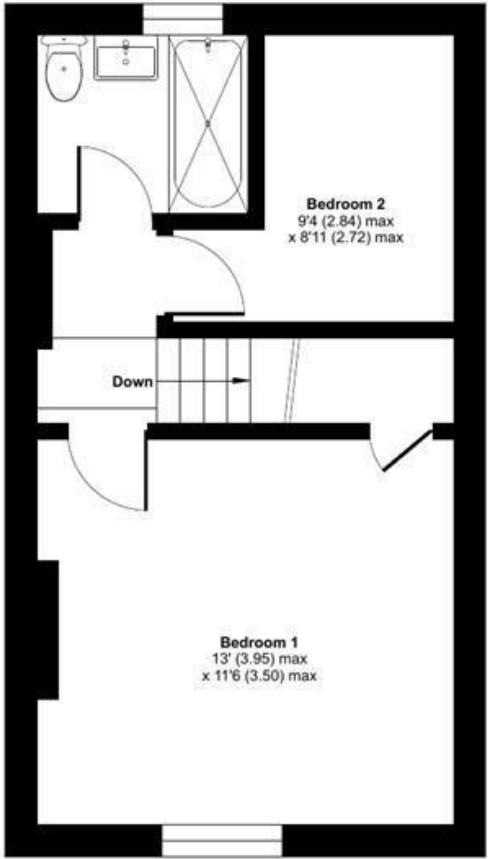
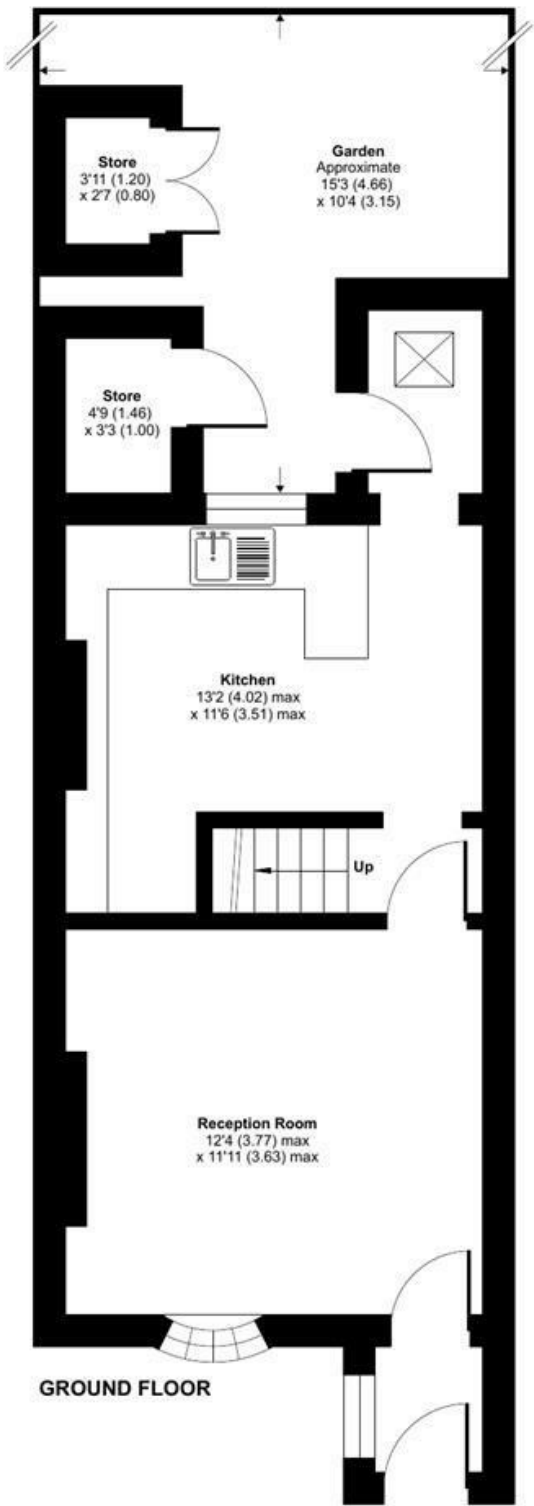
An exceptionally charming, well presented two bedroom period cottage. Located in a delightful private square on one of Surbiton's highly regarded river roads only a short walk from the mainline station, high street and the Thames. The many benefits include a sitting room with fireplace, separate kitchen at the rear with door out to a courtyard garden. On the first floor a large master bedroom and a second bedroom & the upstairs bathroom. There is a small enclosed courtyard garden to the rear and a front garden ideal for sitting out with no road side frontage. Council tax band D. A lovely home in central Surbiton.

Guide Price £550,000 Freehold

EPC Rating: E

St. Leonard's Square, Surbiton, KT6

Approximate Area = 671 sq ft / 62.3 sq m
Outbuildings = 26 sq ft / 2.4 sq m
Total = 697 sq ft / 64.7 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). Produced for Matthew James. REF: 1420589. © n°checon 2026.

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		