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Southsea Road, Kingston Upon Thames, KT1 2EH

A modern one double bedroom first floor apartment, in a very convenient location within walking distance of Surbiton mainline station, Kingston town centre, station and the Thames. The many benefits include a good-sized open-plan living room with a modern fitted kitchen and integral appliances. A double bedroom with built-in wardrobes. There is a modern white bathroom suite with a shower over the bath. Double glazing and electric heating. There is a welcoming entrance hallway and a video security entrance phone. Sold with a lease in excess of 900 years. Council tax band C. We are informed the service charge is £1,361.74 pa and the ground rent £300 pa. No onward chain.

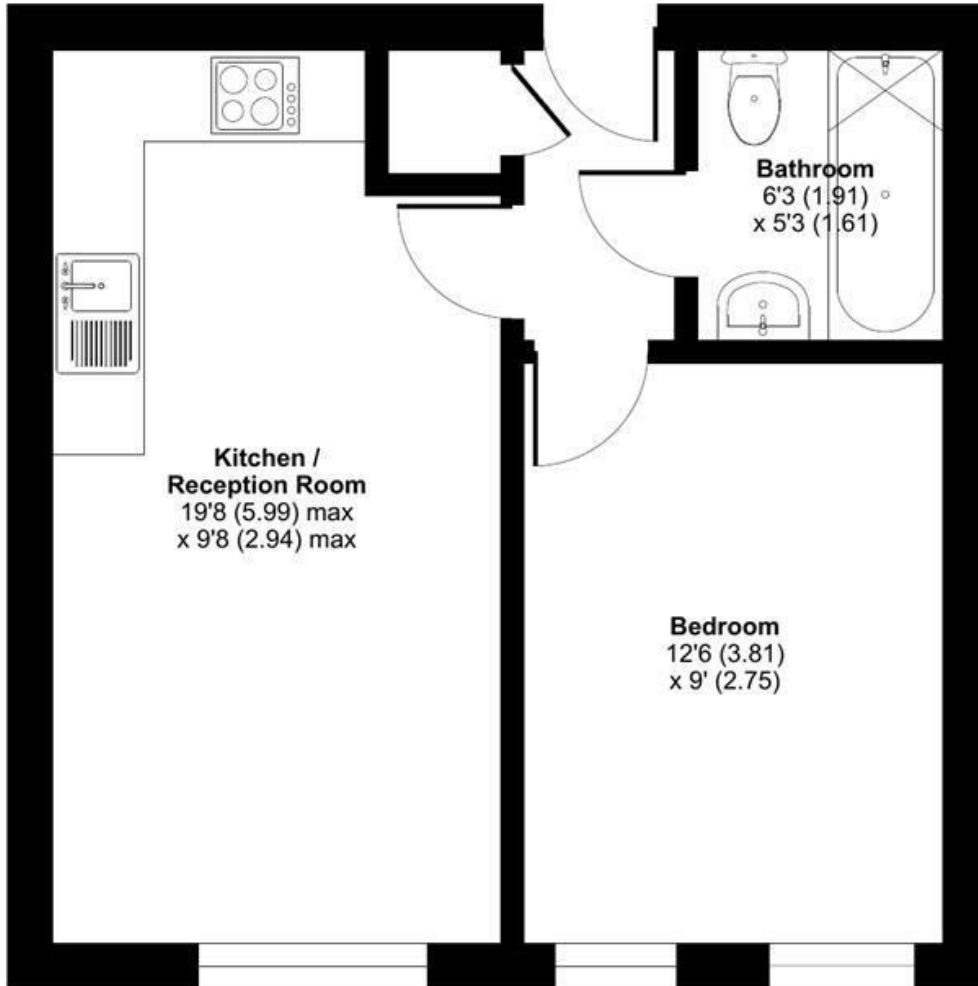
Guide Price £275,000 Leasehold

EPC Rating: C

Southsea Road, Kingston Upon Thames, KT1

Approximate Area = 369 sq ft / 34.2 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). © nchecom 2026. Produced for Matthew James. REF: 1481946

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		74	77
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	