



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



South Bank, Surbiton, KT6 6DN

An excellent, well-presented spacious two-double bedroom ground floor apartment with a garage. Located within a short walk of Surbiton mainline station and high street. The many benefits include a large living room with ample sitting and dining space. A separate fitted kitchen with appliances. There is a master bedroom with fitted wardrobes and a double second bedroom. A modern shower room with a large walk-in shower and a separate wc. Gas central heating and double glazing. Well maintained communal areas and a garage in a block to the rear. Council tax band C. Sold with a Share of the Freehold a lease in excess of 900 years. We are informed the service charge is £1600 pa. Sold with no onward chain.

Guide Price £399,850 Leasehold - Share of Freehold

EPC Rating: C

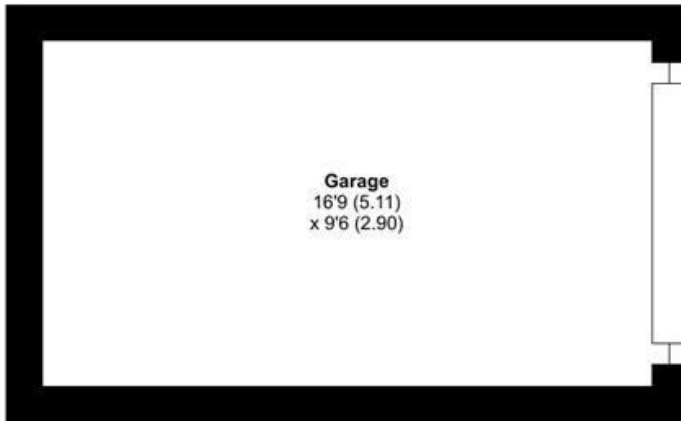
South Bank, Surbiton, KT6

Approximate Area = 703 sq ft / 65.3 sq m

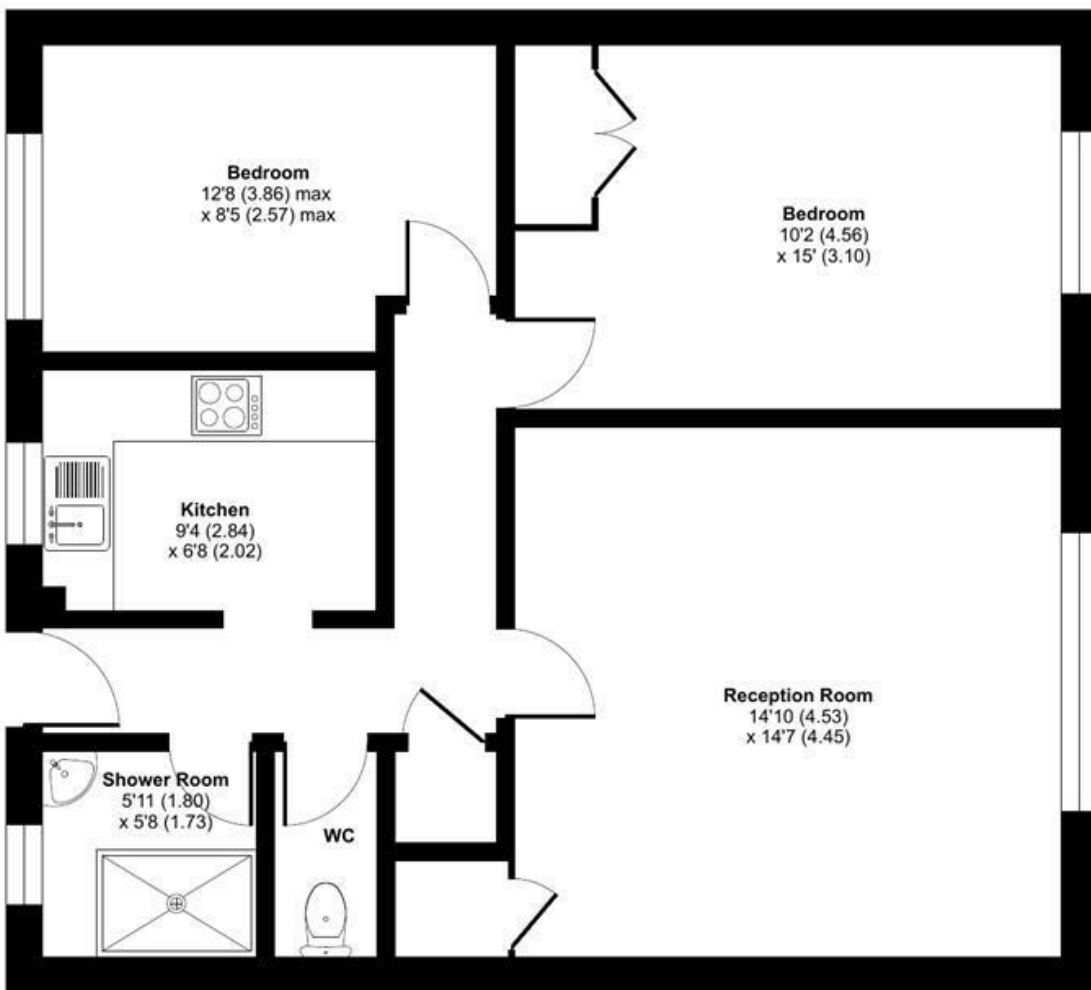
Garage = 160 sq ft / 14.8 sq m

Total = 863 sq ft / 80.1 sq m

For identification only - Not to scale



GARAGE



GROUND 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: 1472043

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		71	74
(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	