



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



Adelaide Road, Surbiton, KT6 4TB

An excellent, well-presented two double bedroom, first floor apartment with allocated parking. Located in central Surbiton, within minutes' walk of the mainline station and high street. The many benefits include a large reception room with ample sitting and dining space. A modern fitted kitchen with appliances. There is a large master bedroom and a double second bedroom with a fitted wardrobe. There is also a modern white bathroom suite with a shower over the bath. Gas central heating and modern double glazing. Allocated parking and a communal garden to the rear. Sold with a Share of the Freehold and a lease in excess of 900 years. Council tax band C. We are informed the service charge is £1884pa and there is a large reserve fund. Sold with no onward chain.

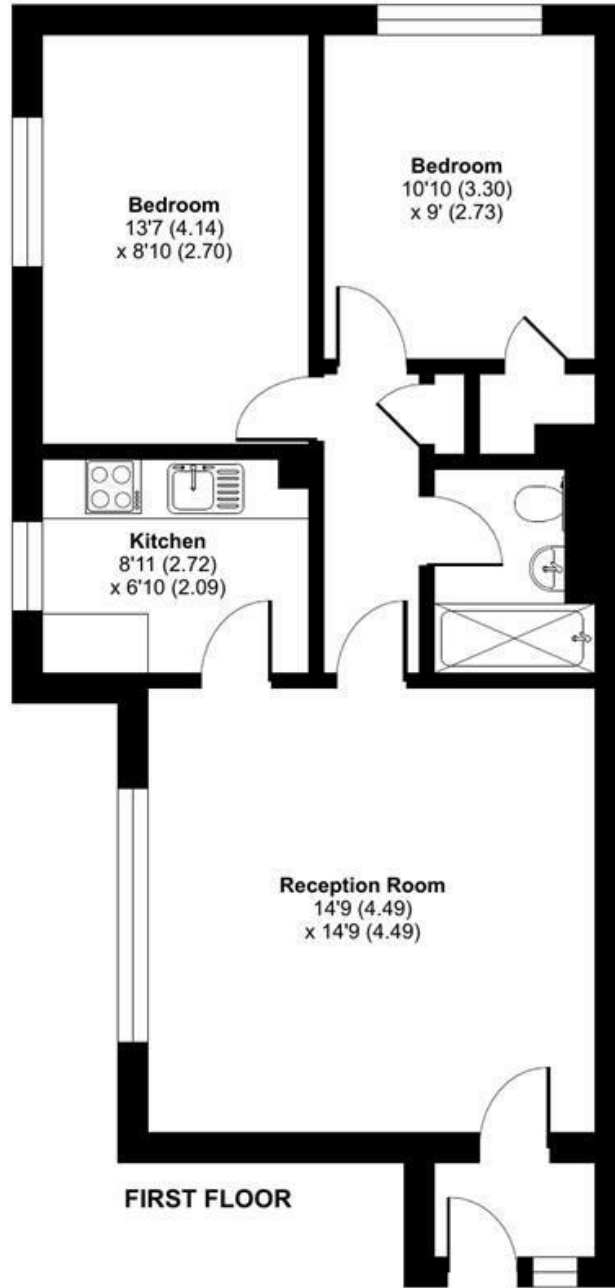
Guide Price £390,000 Leasehold - Share of Freehold

EPC Rating: C

Adelaide Road, Surbiton, KT6

Approximate Area = 640 sq ft / 59.4 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 2026. Produced for Matthew James. REF: 1472935

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		72	78
(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	