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## St. James Road, Surbiton, KT6 4QL

A one bedroom apartment with a private courtyard garden, set in a grand Victorian house. Located within the heart of Surbiton only a few minutes' walk from the mainline station, the high street and the Thames. The many benefits include a good size living room with French doors opening to the garden. An open plan modern fitted kitchen with appliances. Double bedroom overlooking the garden. The modern fitted bathroom includes a shower over the bath. Gas central heating. Sold with a Share of the Freehold, the owner has informed there will be a new lease extended to 999 years. We are advised the current service charge is approx. £1260.38 per annum. Council tax band B. Sold with no onward chain.

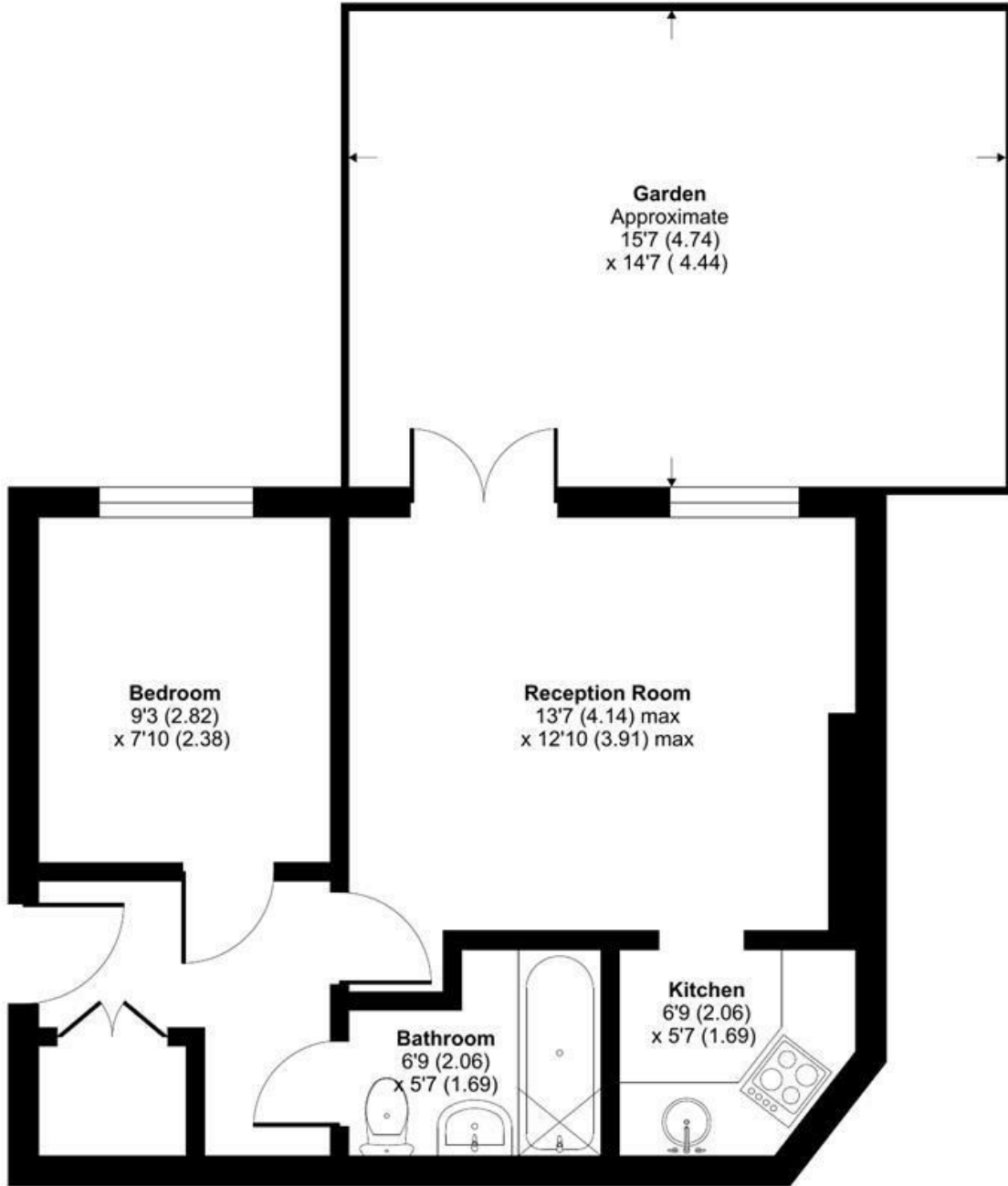
**Guide Price £269,950 Leasehold - Share of Freehold**

**EPC Rating: C**

# St. James' Road, Surbiton, KT6

Approximate Area = 372 sq ft / 34.5 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1184391

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		73	76
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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