



MatthewJames

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Grove Road, Surbiton, KT6 4BY

TO LET

A very well presented two double bedroom maisonette in this quiet River Road location close to both Surbiton and the amenities of the River. The property, which was comprehensively refurbished in 2024 with new kitchen and appliances and new windows, benefits from it's own entrance comprises; entrance hall, spacious reception/dining room, main bedroom with fitted wardrobe, second double bedroom, fitted kitchen and bathroom. The property benefits from independent gas central heating , part parquet flooring, own entrance and private rear garden, is offered unfurnished and available from early October. Council Tax Band D

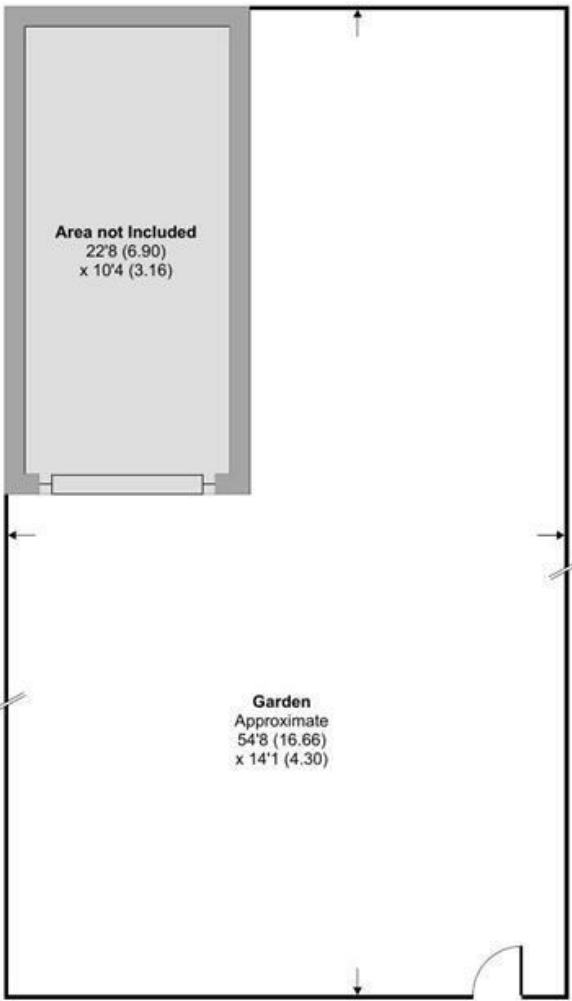
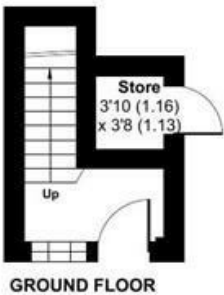
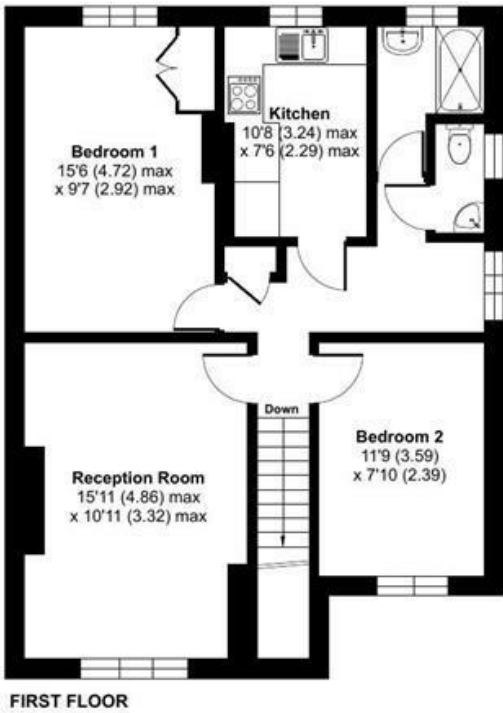
£2,150 Per Month per calendar month (other fees may apply)

EPC Rating: C

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Approximate Area = 748 sq ft / 69.4 sq m
Outbuilding = 13 sq ft / 1.2 sq m
Total = 761 sq ft / 70.6 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: 1522741

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market , all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

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		
72		
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		