



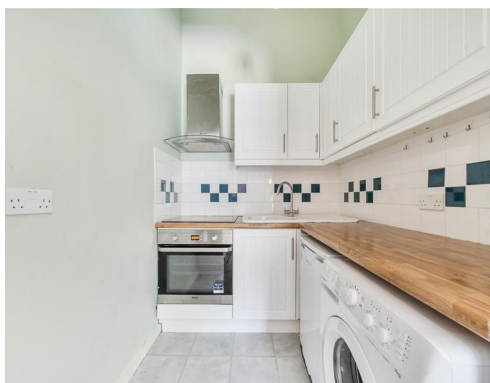
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Uxbridge Road, Kingston Upon Thames, KT1 2LH

TO LET

A well located one-bedroom upper ground floor conversion apartment, set on one of the highly desirable river roads and located within walking distance of Surbiton mainline station and high street with the Thames and river walk to Kingston at the end of the road. The accommodation comprises; a good-sized open-plan living space, including a fitted kitchen with appliances, a lounge/dining room overlooking the communal garden, double bedroom including built-in wardrobes and a white bathroom suite with a shower over the bath. The property benefits from double glazing, electric heating, a south-west-facing communal garden and parking on a first come, first served basis at the rear. The property is offered unfurnished and available immediately. Council tax band C.

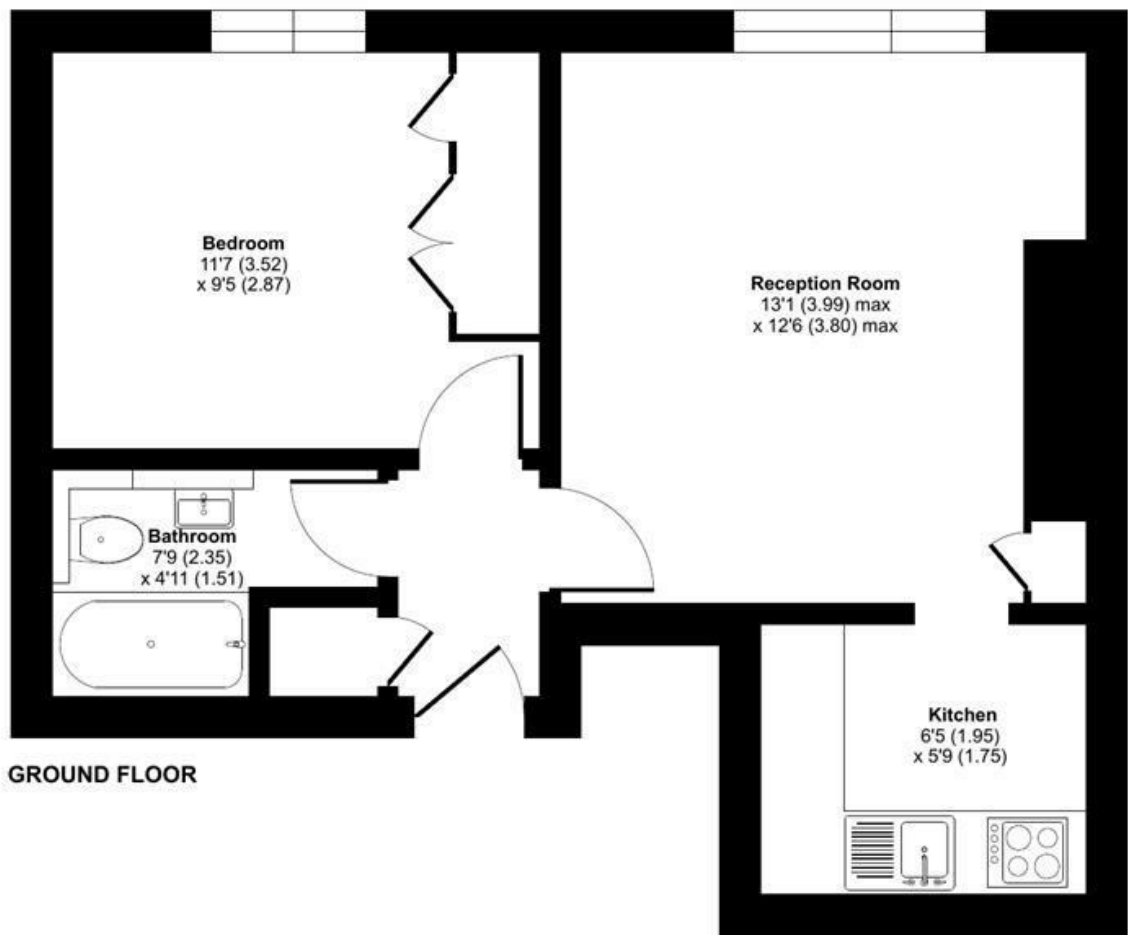
£1,450 Per Month per calendar month (other fees may apply)

EPC Rating: E

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Approximate Area = 399 sq ft / 37 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Matthew James. REF: 1467328

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		
England & Wales		
EU Directive 2002/91/EC		
81		
49		

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		