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Grove Road, Surbiton, KT6 4DA

An outstanding, spacious one-bedroom upper ground floor conversion apartment, set in a grand detached Victorian house. Located on one of Surbiton's highly desirable tree-lined river roads. The mainline station, high street and the Thames are within a short walk. The many benefits include a large open-plan kitchen, living-dining room with tall ceilings and elegant sash windows with shutters. The stylish new fitted kitchen includes extensive units, integral appliances and stone surfaces. There is a large double bedroom also with tall ceilings and two sash windows with shutters overlooking the garden. A sumptuous new shower room. Gas central heating. A beautiful, well-maintained communal garden with lawn and sitting areas. There is also a bike store. Council tax band C. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £1486 pa. Completion October. A lovely apartment.

Guide Price £335,000 Leasehold - Share of Freehold

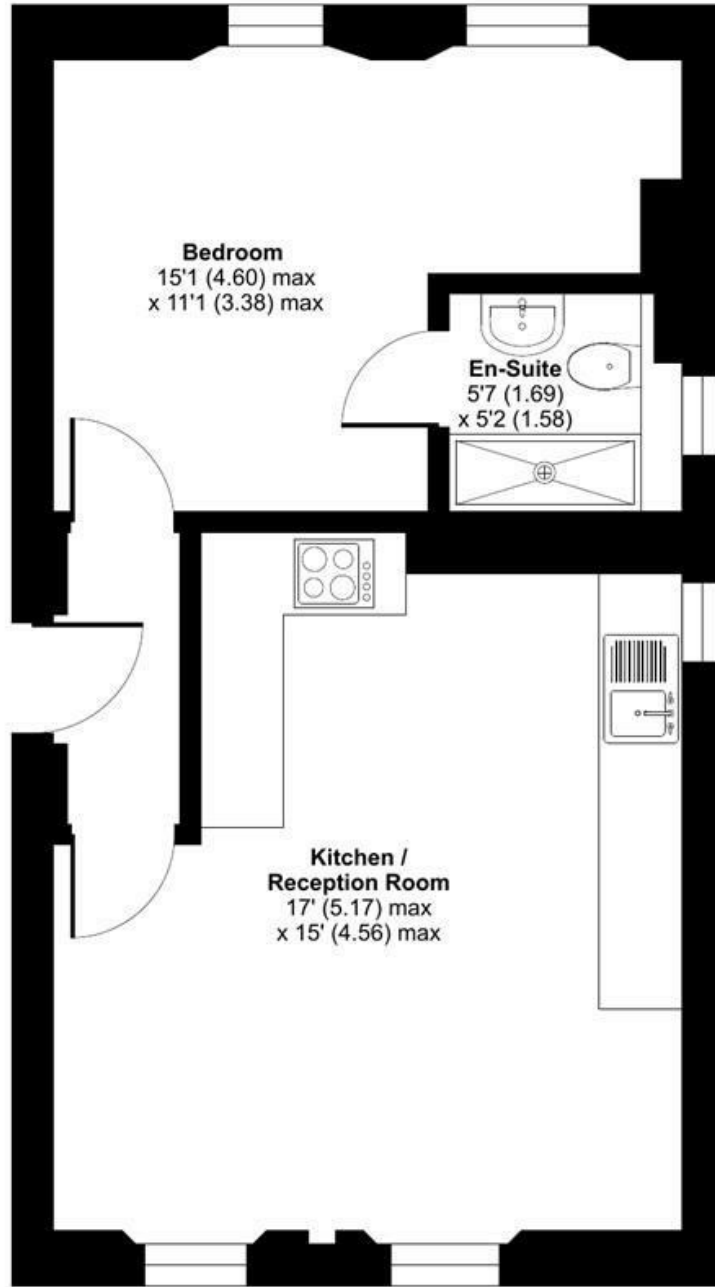
EPC Rating: D



Grove Road, Surbiton, KT6

Approximate Area = 415 sq ft / 38.5 sq m

For identification only - Not to scale



UPPER 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: 1471801

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
76		
63		

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		