



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



The Crescent, Surbiton, KT6 4BW

An outstanding spacious, two double-bedroom 3rd floor lift-serviced mansion apartment with a balcony offering far-reaching views across Surbiton. Set within a landmark Art Deco building, located within only a short walk of Surbiton mainline station and high street. The many benefits include a lovely reception room providing ample sitting and dining space, tall ceilings, a fireplace and a door to the balcony. There is a separate fitted kitchen with integral appliances and an external door to service stairs. The large main bedroom includes wardrobe space. There is also a large double second bedroom. The modern white bathroom suite includes a shower over the bath and there is a separate wc. The welcoming entrance hallway includes storage cupboards. Gas central heating and double-glazed windows. Well-maintained communal gardens and a bike store. Parking on a first come, first served basis. Council tax band D. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £1,481, per half year. A beautiful apartment in the heart of Surbiton.

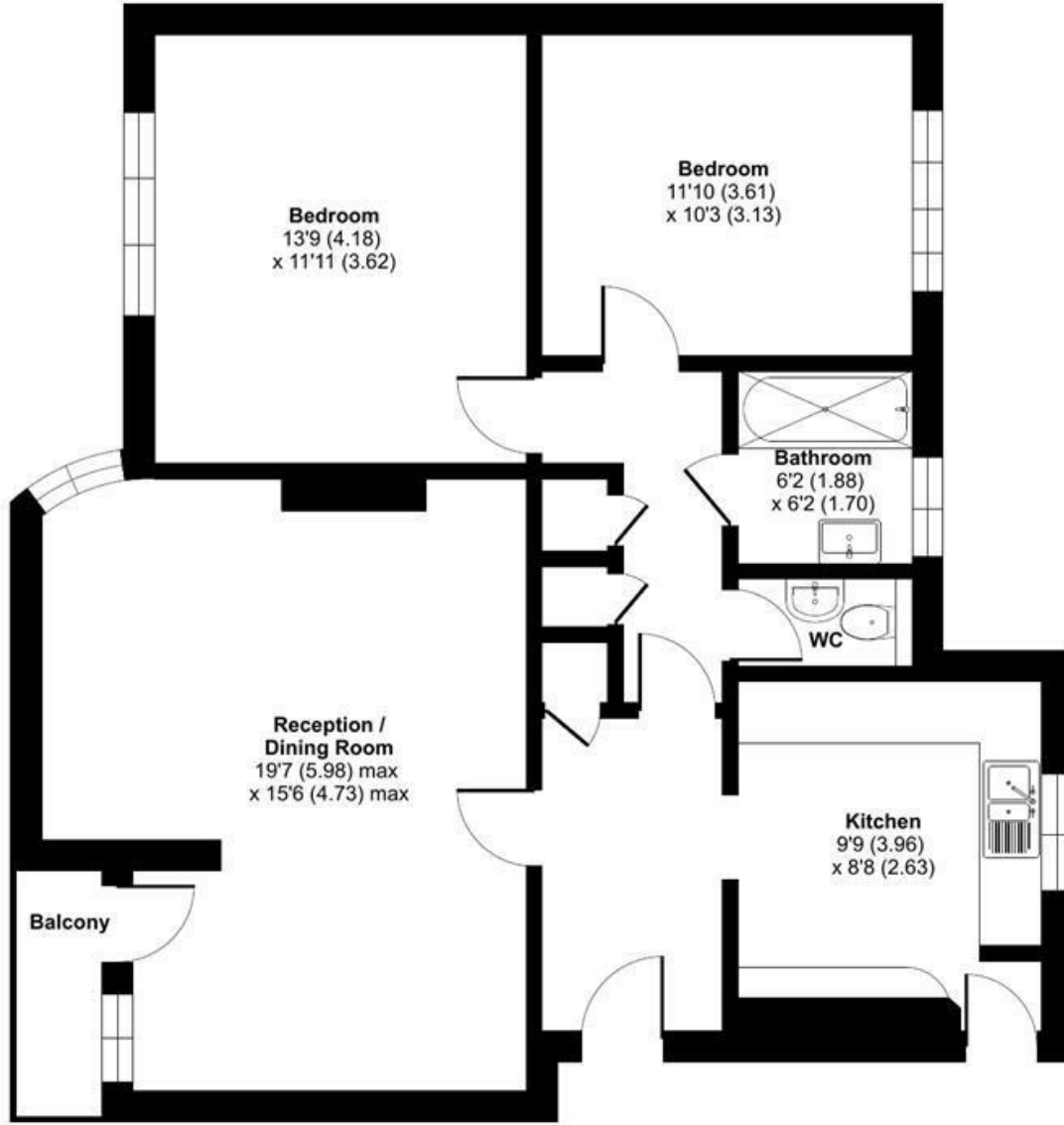
Guide Price £599,950 Leasehold - Share of Freehold

EPC Rating: C

The Crescent, Surbiton, KT6

Approximate Area = 888 sq ft / 82.4 sq m

For identification only - Not to scale



THIRD FLOOR

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: 1455768

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
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			
		75	81
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	