



Matthew James

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Douglas Road, Surbiton, KT6 7SB

An excellent two-bedroom ground floor period apartment with direct access to a secluded private garden. Located within easy reach of Surbiton mainline station and high street with local shops and amenities a short walk away. The many benefits include a spacious contemporary open-plan living room with sitting and dining space. Plus a modern shaker-style kitchen with integral appliances, stone surfaces and bi-folding doors opening onto the garden. There is a large master bedroom with a bay window and a good-sized second bedroom. The sumptuous bespoke bathroom includes a freestanding oval-shaped bath and rainfall shower. There is a landscaped garden with a stone patio, shed, mature planting and side access. Council tax band C. Sold with a lease of 117 years. A lovely home.

Guide Price £429,950 Leasehold

EPC Rating: C

Douglas Road, Surbiton, KT6

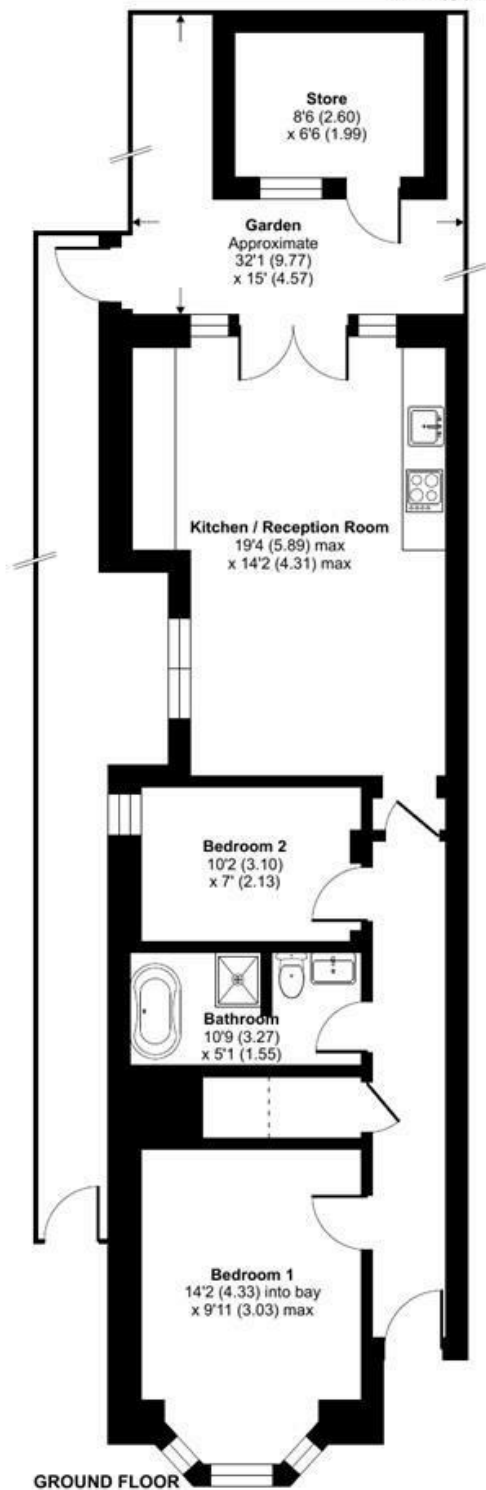
Approximate Area = 621 sq ft / 57.6 sq m

Limited Use Area(s) = 12 sq ft / 1.1 sq m

Outbuilding = 56 sq ft / 5.2 sq m

Total = 689 sq ft / 63.9 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). © nchecom 2026. Produced for Matthew James. REF: 1487573

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		

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		