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Uxbridge Road, Kingston Upon Thames, KT1 2LL

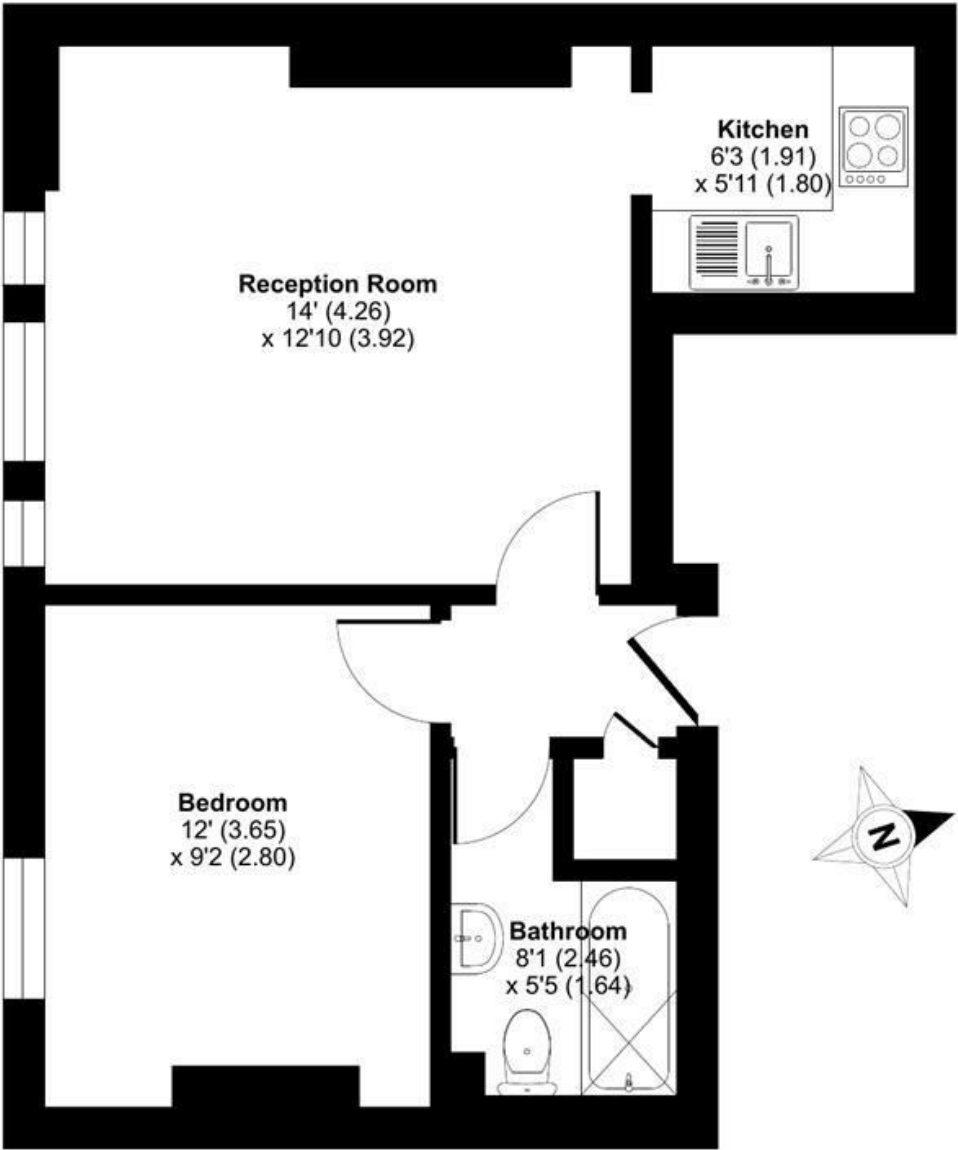
An excellent one-bedroom top-floor conversion apartment with parking. Set on one of the highly desirable river roads. Within walking distance of Surbiton mainline station and high street with the Thames and river walk to Kingston at the end of the road. The many benefits include a large open-plan living space, including a contemporary refitted kitchen and a light, bright lounge. A good-sized double bedroom with space for wardrobes. There is a white bathroom suite with a shower over the bath. Electric heating. Well-maintained communal hallways. There is an allocated parking space. Council tax band C. Sold with a Share of the Freehold, the owner is in the process of extending the lease to 999 years. We are informed the service charge is £100 per month. Sold with no onward chain.

Guide Price £307,500 Leasehold - Share of Freehold

EPC Rating: D

Uxbridge Road, Kingston Upon Thames, KT1

Approximate Area = 407 sq ft / 37.8 sq m
For identification only - Not to scale



SECOND 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: 1495177.

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		
	55	82
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		