



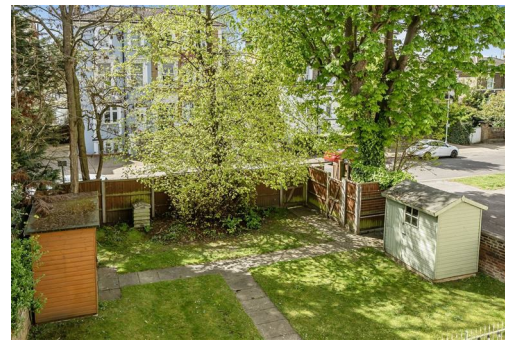
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Cadogan Road, Surbiton, KT6 4DL

A stunning one-bedroom first floor conversion apartment set in a grand Victorian house. Located on one of Surbiton's highly desirable river roads, only a few minutes' walk from the mainline station, the high street and the Thames. The many benefits include a large living room with elegant sash windows. An open plan contemporary kitchen with appliances and stone surfaces. The double bedroom also has sash windows and includes fitted wardrobes. There is a sumptuous modern shower room. Gas central heating and double glazing. The exterior of the building and the garden areas have been refurbished to a very high standard. The delightful landscaped garden includes a bike store and rear pedestrian access. Council tax band C. There will be a new 999-year lease, and we are advised the service charge is £100 per month. No onward chain.

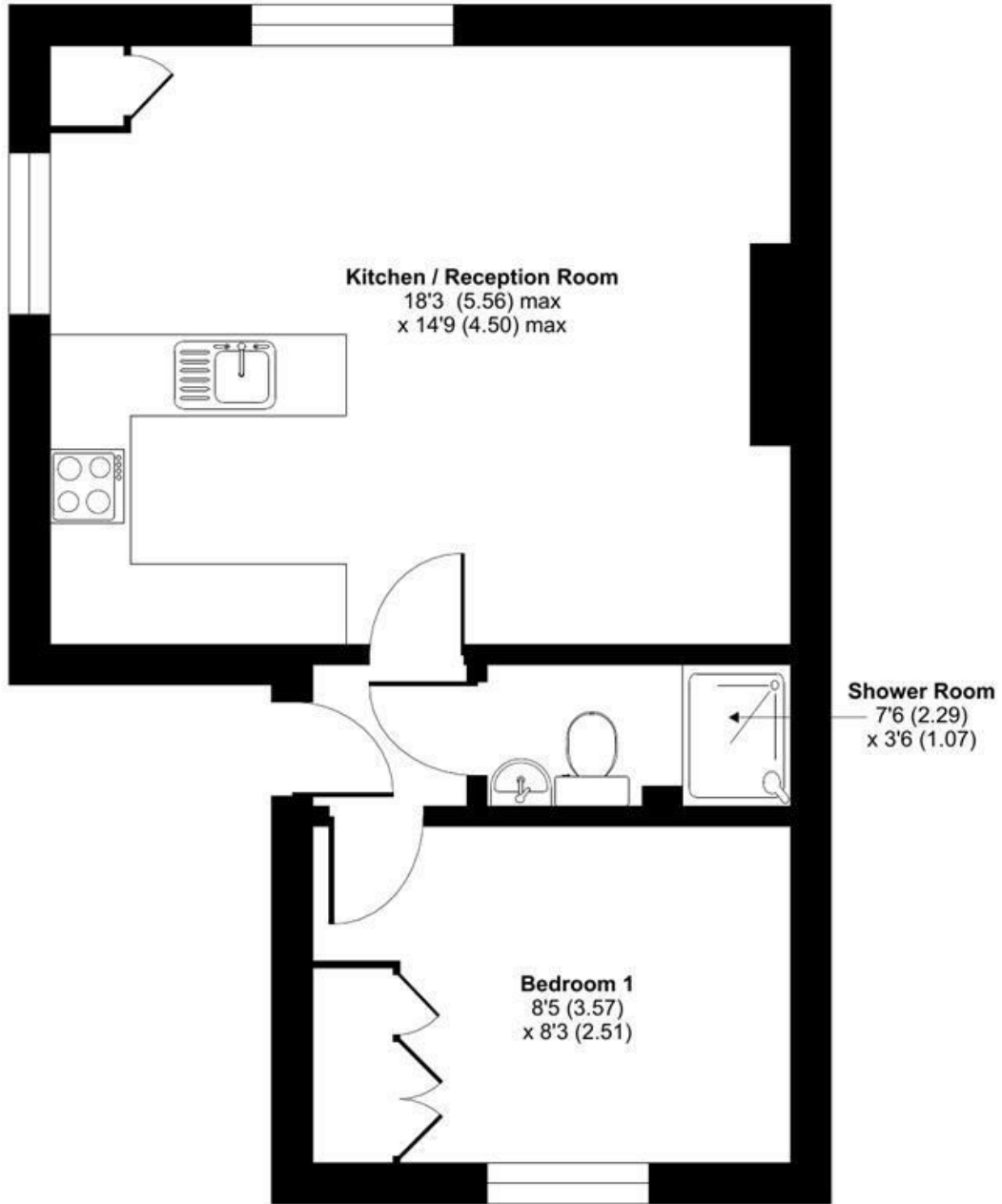
Guide Price £350,000 Leasehold

EPC Rating: C

Cadogan Road, Surbiton, KT6

Approximate Area = 423 sq ft / 39.2 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1447788

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		77	80
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales			
	EU Directive 2002/91/EC		