



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



## Grove Road, Surbiton, KT6 4BD

Superbly located in central Surbiton, this bright and well-presented one-bedroom apartment offers an excellent mix of convenience, comfort and long-term appeal, making it ideal for first-time buyers or investors. Set on the first floor of a well-maintained purpose-built development on a sought-after river road, it enjoys views over Claremont Gardens and benefits from an allocated parking space and communal gardens. The accommodation is light and well-proportioned, with a living/dining room, modern fitted kitchen with integrated appliances, generous double bedroom with fitted wardrobes, and a contemporary bathroom. The apartment is moments from Surbiton station, with fast trains to London Waterloo, as well as the High Street, Maple Road (farmer's market, bars and restaurants), the Thames and Kingston. Further benefits include double glazing, gas central heating, share of freehold and a lease over 900 years, with no onward chain. We are informed that service charge is £1,200pa.

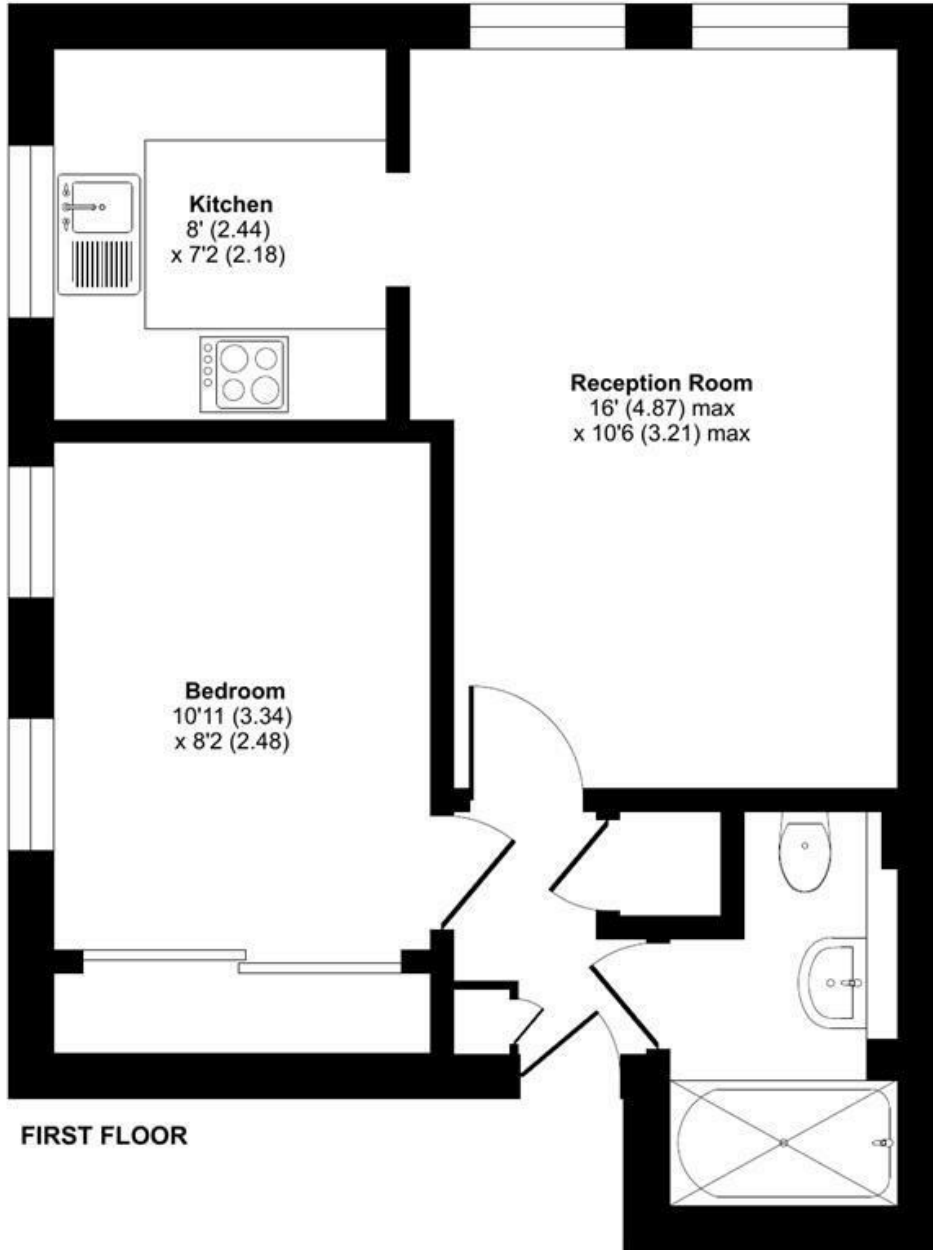
**Guide Price £299,950 Leasehold - Share of Freehold**

**EPC Rating: C**

# Grove Road, Surbiton, KT6

Approximate Area = 411 sq ft / 38.1 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: 1481676

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		78	78
	EU Directive 2002/91/EC		

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