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## Cadogan Road, Surbiton, KT6 4DL

A stunning one-bedroom upper ground 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 tall ceilings and elegant sash windows. A sleek contemporary kitchen with integral appliances and stone surfaces. The double bedroom also has tall ceilings, sash windows with shutters 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 to the rear includes a bike store and rear pedestrian access. Council tax band B. There will be a new 999-year lease, and we are advised the service charge is £100 per month. No onward chain.

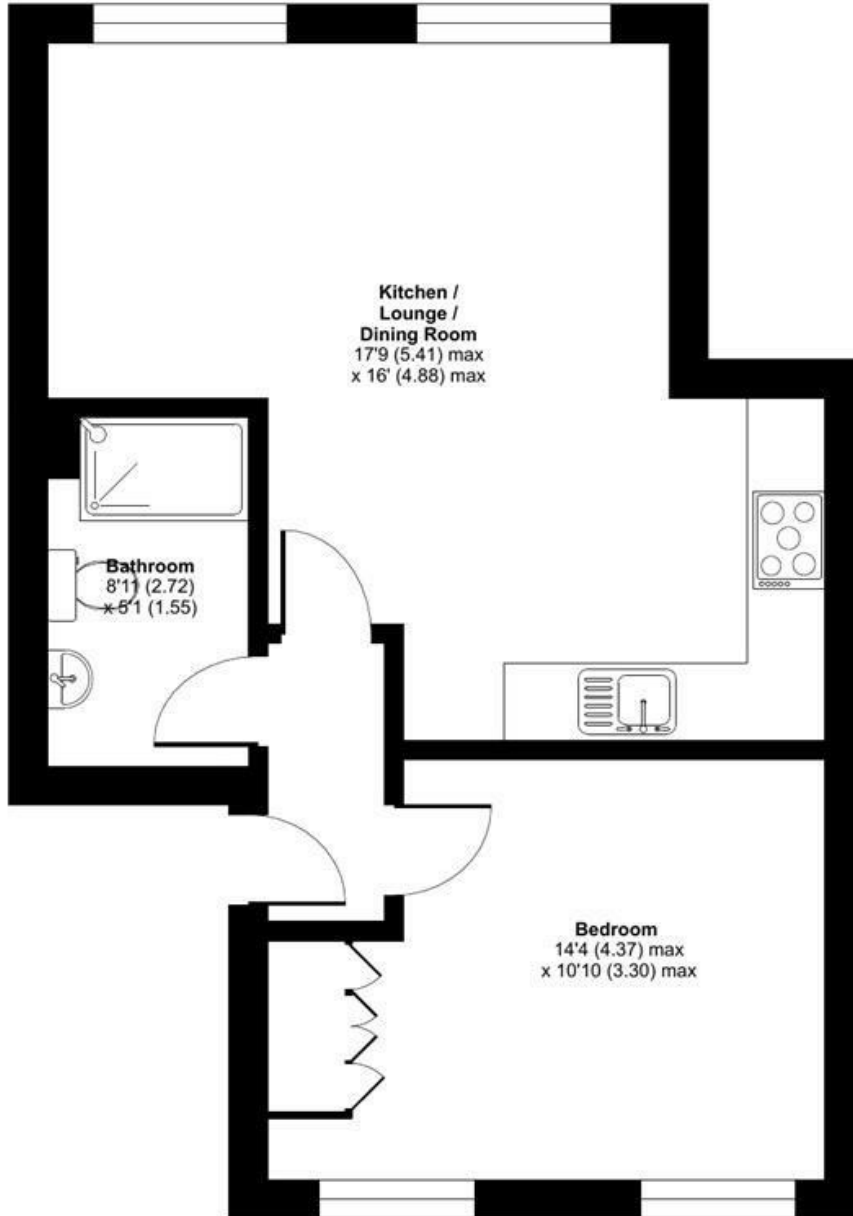
**Guide Price £365,000 Leasehold**

**EPC Rating: C**

# Cadogan Road, Surbiton, KT6

Approximate Area = 490 sq ft / 45.5 sq m

For identification only - Not to scale



**GROUND 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: 1395218

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
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		78	78
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		