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Claremont Road, Surbiton, KT6 4RW

An excellent one bedroom upper ground floor apartment with located within a short walk of Surbiton mainline station, high street, the Thames and Kingston. The many benefits include large, bright sitting room, double bedroom with fitted wardrobes, separate kitchen and white bathroom suite. Double glazed windows. Sold with a lease in excess of 900 years and a share of freehold. Council tax band C. We are informed the service charge is £2272.90 per annum, No onward chain

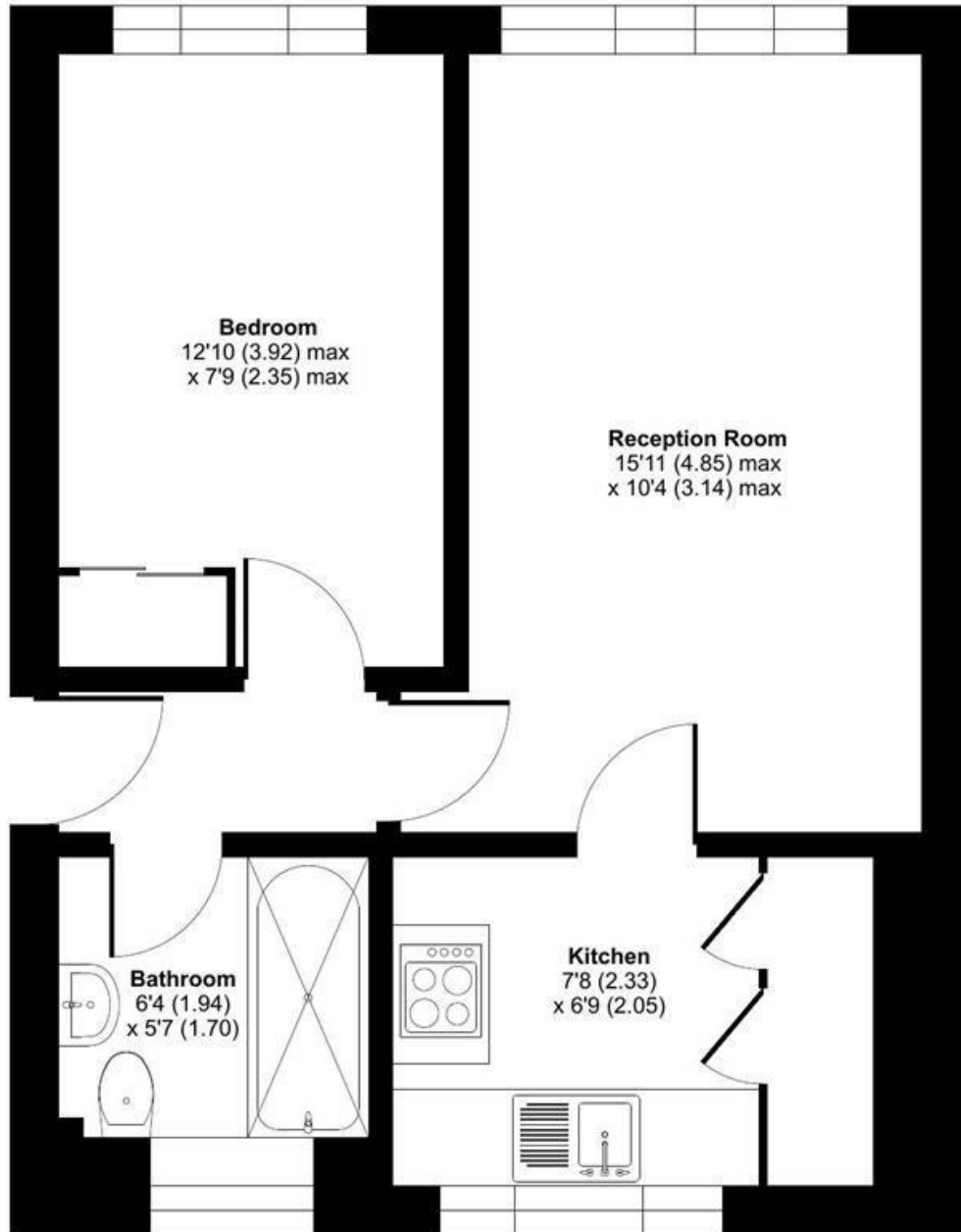
Guide Price £289,950 Share of Freehold

EPC Rating: D

Claremont Road, Surbiton, KT6

Approximate Area = 408 sq ft / 37.9 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). © n°checom 2026. Produced for Matthew James. REF: 1520238

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		