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River Court, Surbiton, KT6 4EY

An excellent, spacious one-bedroom ground-floor apartment set within a grand mansion building, with beautiful communal gardens. Located within walking distance of Surbiton mainline station and high street with the Thames river bank, walk to Kingston moments away. The many benefits include a large reception room with ample sitting and dining space, a bay window and a period fireplace. Plus a separate fitted kitchen. A large double bedroom also with a bay window. There is a sleek modern shower room with a large walk-in shower. Gas central heating and double glazing. Well-maintained communal areas and parking on a first come, first served basis. Council Tax Band C. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £2,598 pa. No onward chain.

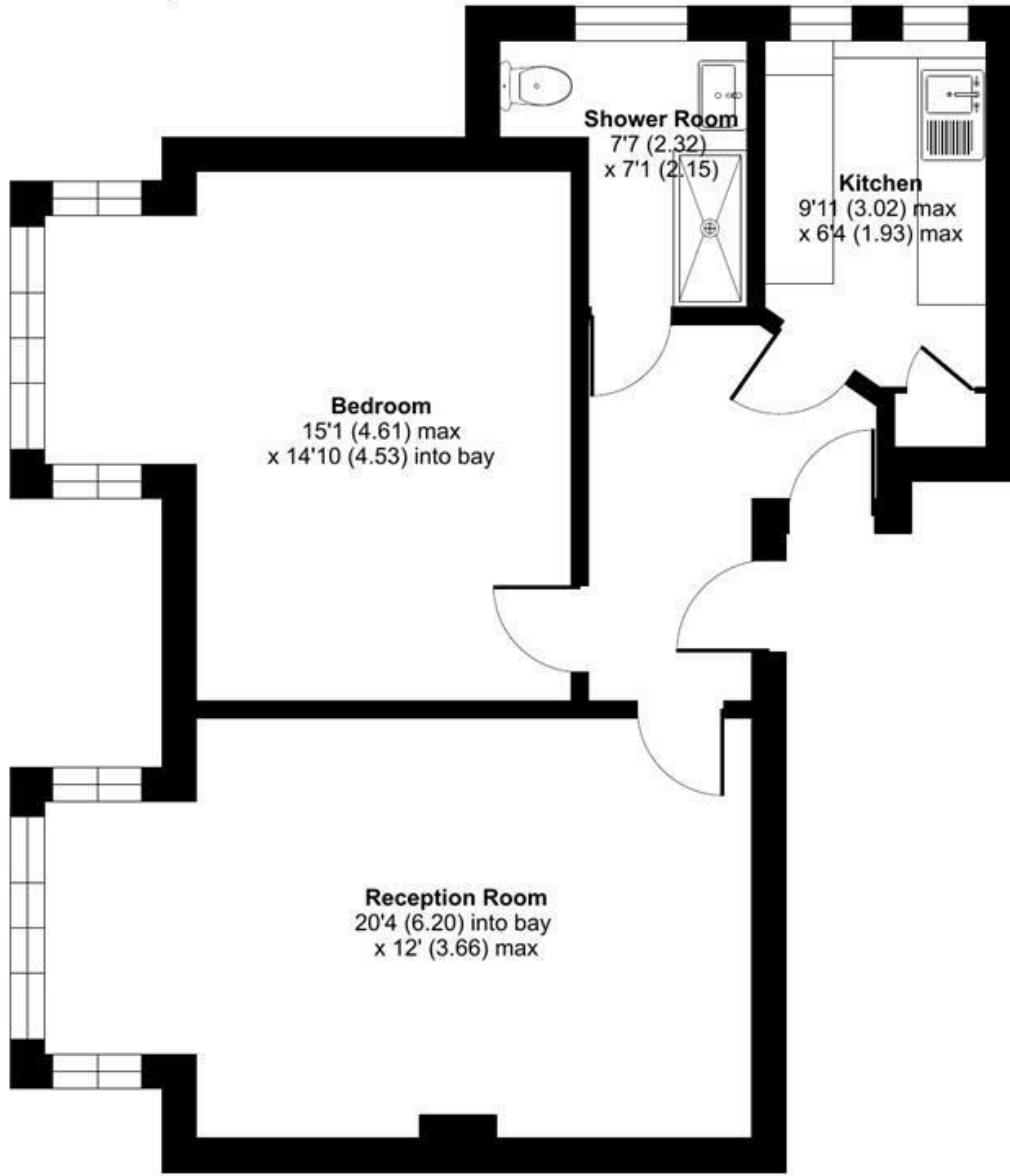
Guide Price £345,000 Leasehold - Share of Freehold

EPC Rating: D

Portsmouth Road, Surbiton, KT6

Approximate Area = 610 sq ft / 56.6 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 2026. Produced for Matthew James. REF: 1436266

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) 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>			
		64	75
England & Wales		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	