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









Uxbridge Road, Kingston Upon Thames, KT1 2LL

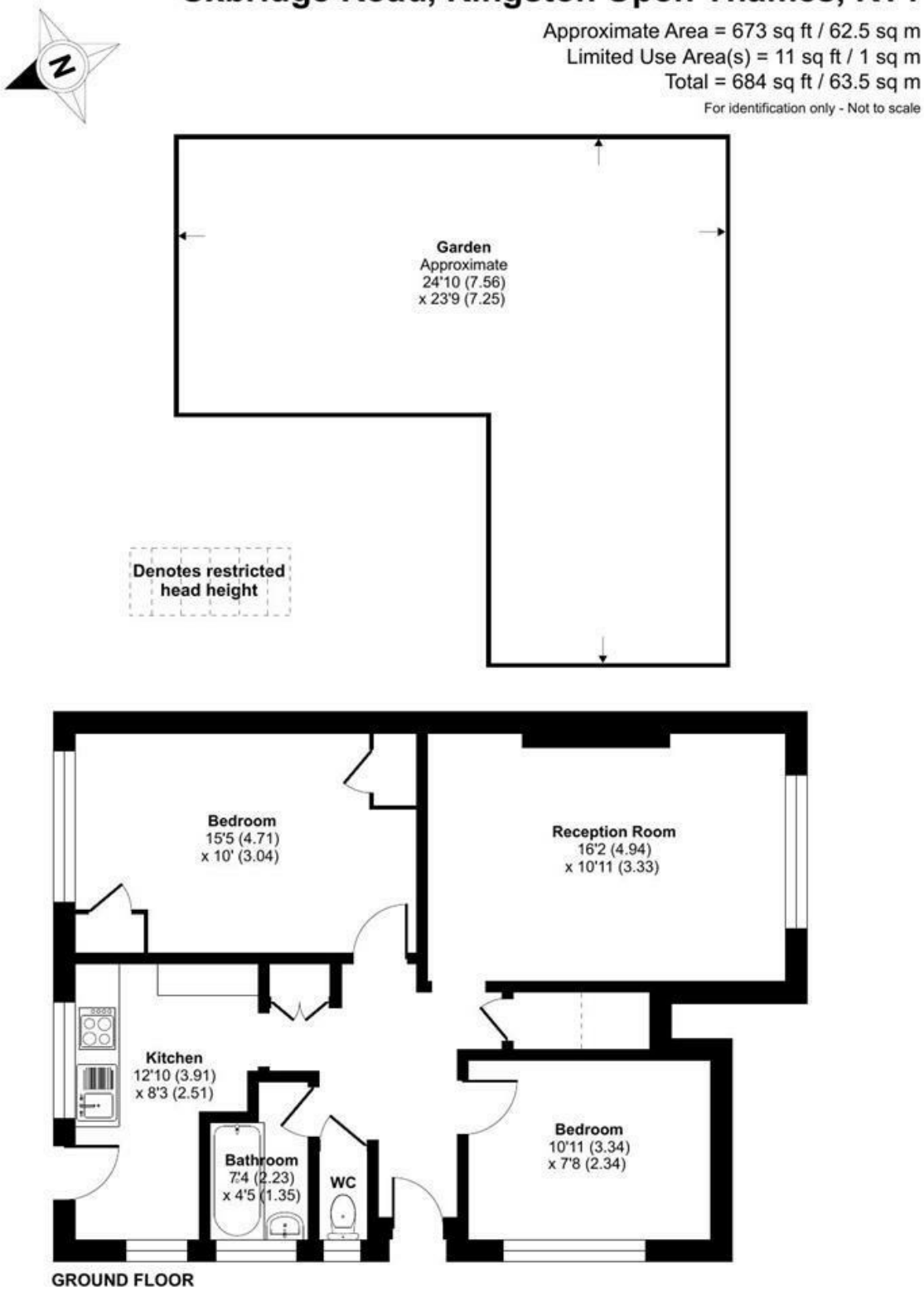
An excellent two double bedroom ground floor maisonette with direct access to a private garden. The property is in need of extensive refurbishment. Located on a highly desirable 'river road' within walking distance of Surbiton mainline station and high street with the Thames and river walk to Kingston at the end of the road. The many benefits include a large living room with sitting and dining space. A good-sized separate kitchen with a door to the garden. The large main bedroom includes fitted wardrobes. There is also a double second bedroom. A white bathroom suite, separate wc and a welcoming entrance hallway with a large storage cupboard. There is a private rear garden. Sold with a lease in excess of 900 years. We are advised the current ground rent is £10 pa. Council tax band D. A lovely home with potential to improve sold with no onward chain.

Guide Price £399,950 Leasehold

EPC Rating:

Uxbridge Road, Kingston Upon Thames, KT1

Approximate Area = 673 sq ft / 62.5 sq m
Limited Use Area(s) = 11 sq ft / 1 sq m
Total = 684 sq ft / 63.5 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). ©nichecom 2026. Produced for Matthew James. REF: 1548171

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.

