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## Portsmouth Road, Surbiton, KT6 4EY

An outstanding spacious, meticulously refurbished two-double bedroom ground-floor mansion apartment which is presented in excellent condition and benefits from a garage. Located opposite the Thames, within walking distance of Surbiton mainline station and high street with Kingston a stroll away along the river bank. The accommodation includes: a large welcoming reception hall with cloak storage. A very spacious living room with ample sitting and dining space plus a separate bespoke fitted kitchen with a central island and high-quality integral appliances. A very generous-size master bedroom with custom-made wardrobes and a double second bedroom also with custom wardrobes. There is a sumptuous marble-finished shower room. Well-maintained communal areas and a large garage in a block. Council Tax Band D. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £3356.40 pa. No onward chain.

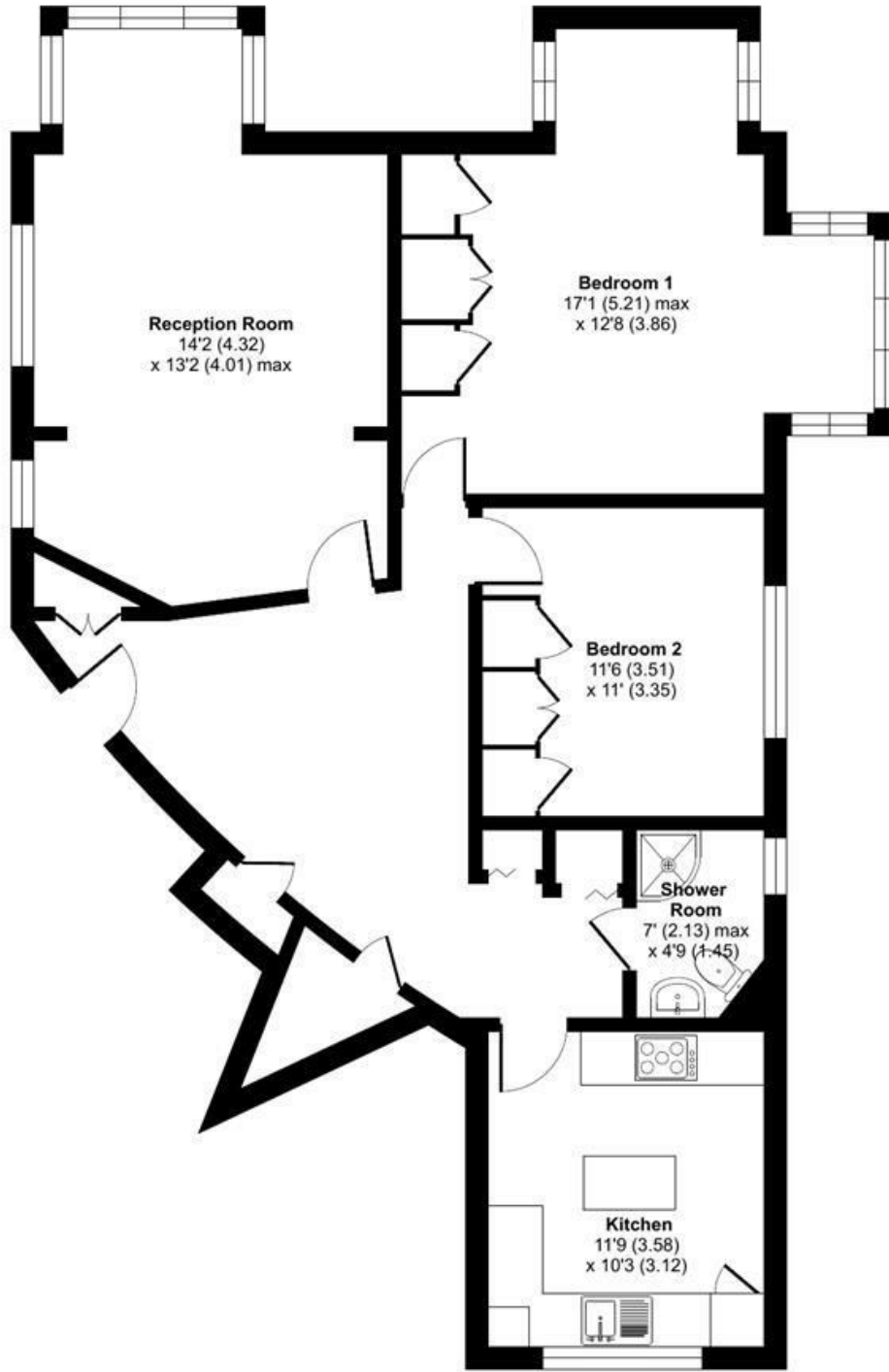
**Guide Price £599,950 Leasehold - Share of Freehold**

**EPC Rating: D**

# River Court, Portsmouth Road, Surbiton, KT6

Approximate Area = 1014 sq ft / 94 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Matthew James. REF: 882651

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.

