



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



Claremont Gardens, Surbiton, KT6 4TN

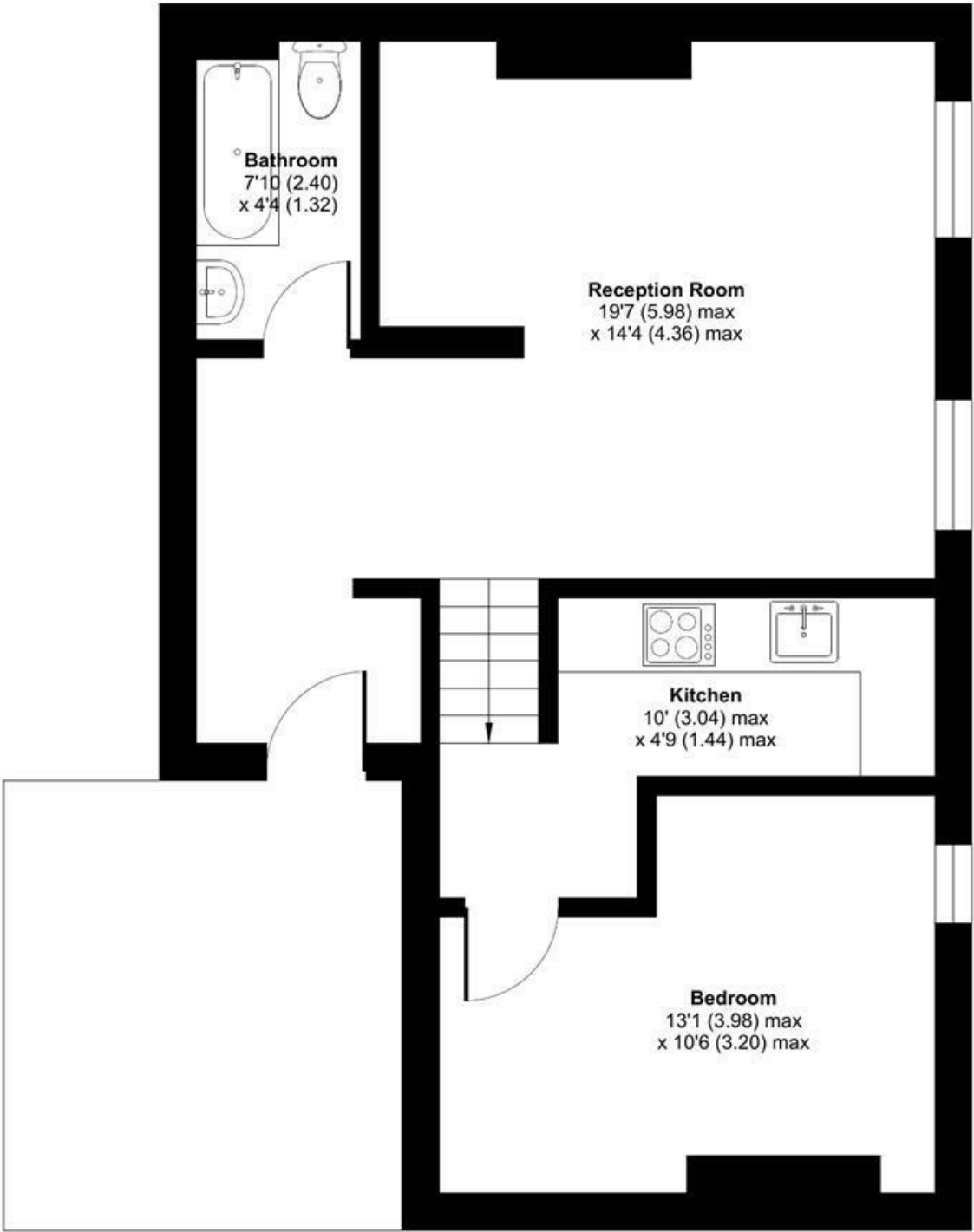
An excellent first floor, one-bedroom split-level conversion apartment set in a grand Victorian house. Located within walking distance of Surbiton mainline station, Kingston town centre and the Thames. The many benefits include a spacious lounge dining room with a period fireplace and two large sash windows. A welcoming entrance reception hall and a modern white bathroom suite with a shower over the bath. On the upper level is a modern fitted kitchen with a built-in oven and hob. A double bedroom with a period fireplace. Gas central heating and a communal garden to the rear. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £160 per month and recent work has been carried out to the building including; a roof overhaul, foundation strengthening, tree removal and the rebuilding of a boundary wall. A lovely home.

Guide Price £315,000 Leasehold - Share of Freehold

EPC Rating: D

Claremont Gardens, Surbiton, KT6

Approximate Area = 516 sq ft / 47.9 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°checon 2025. Produced for Matthew James. REF: 1471063

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		
	62	80
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		