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St. Philip's Road, Surbiton, KT6 4DX

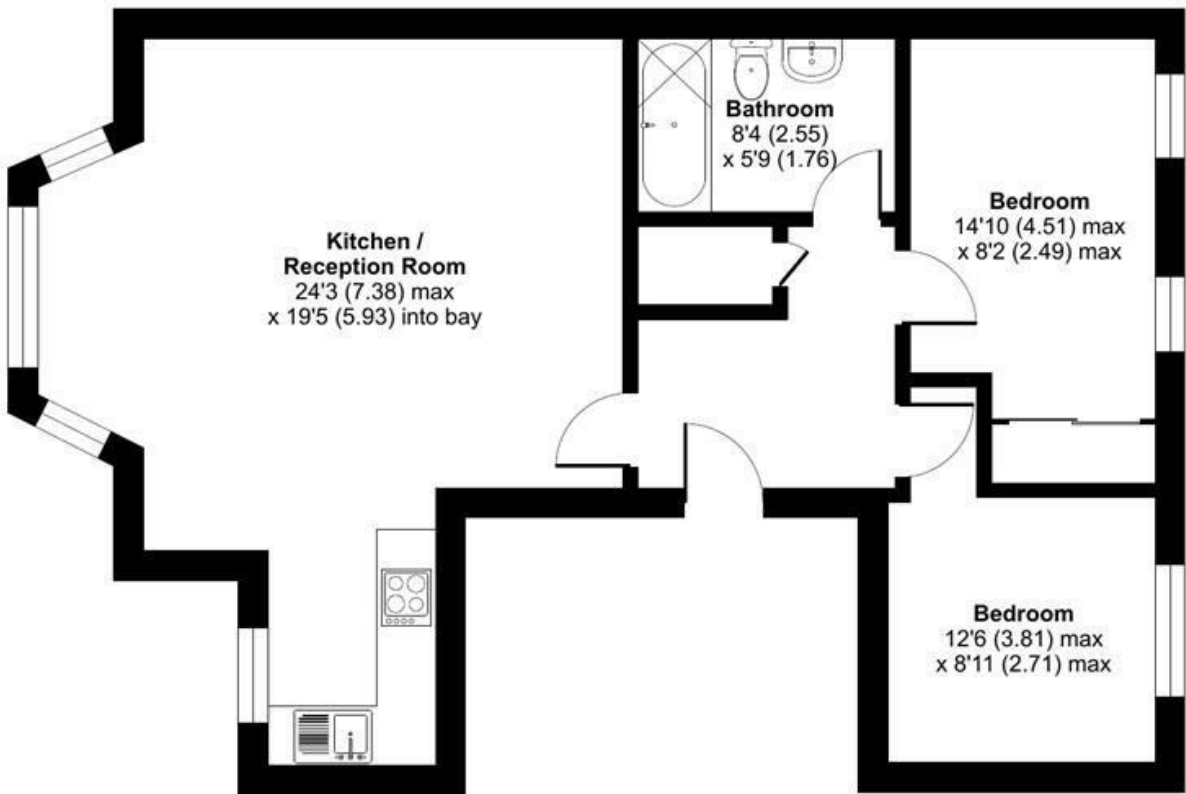
An excellent, spacious, well-presented two-double bedroom first-floor conversion apartment set in a grand Victorian house. Located within the heart of Surbiton, only moments' walk from the mainline station, the high street and the Thames walk to Kingston. The many benefits include a large living room offering ample sitting/dining space and sash bay windows. There is a contemporary part open plan kitchen with integral appliances. A large master bedroom with fitted wardrobes and a good-sized second bedroom. There is a modern white bathroom suite with a shower over the bath. A welcoming entrance hall with a laundry cupboard. Gas central heating. Well maintained communal areas. 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 £100 per month. A lovely home in central Surbiton.

Guide Price £450,000 Leasehold - Share of Freehold

EPC Rating: C

Philip's Road, Surbiton, KT6

Approximate Area = 675 sq ft / 62.7 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). © nchecom 2026. Produced for Matthew James. REF: 1496788

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		