



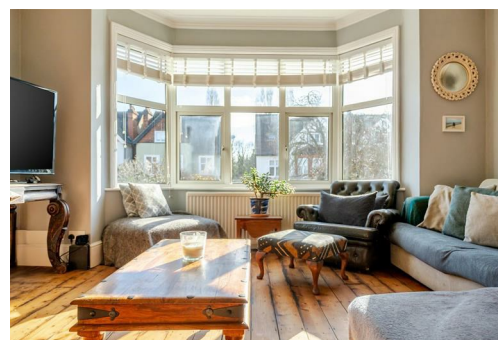
Matthew James

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Effingham Road, Surbiton, KT6 5JY

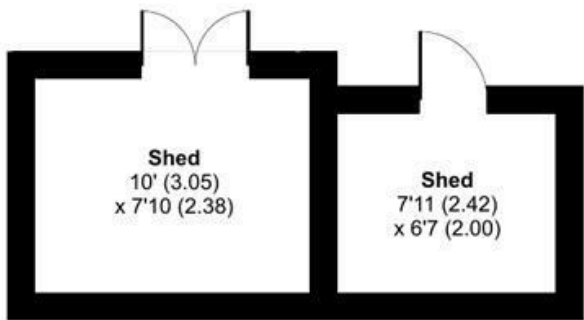
An outstanding, spacious one bedroom first floor conversion apartment set in a grand detached Victorian house. Located within walking distance of Surbiton mainline station and high street. The many benefits include a striking large reception room with tall ceilings a bay window and exposed brick fireplace with a solid-fuel stove. There is also a large kitchen-dining room overlooking the garden with contemporary shaker-style units and oak surfaces. A very spacious bedroom also overlooking the garden with bespoke fitted wardrobes and a period fireplace. A modern white and stone bathroom with a shower over the bath and a separate wc. Gas central heating and double glazing. There is an impressive, well-maintained communal garden to the rear, a large garden room/shed and a second storage shed. To the front, parking on a first come, first served basis. Council tax band C. Sold with a Share of the Freehold and a lease of 149 years. We are informed service charge is paid as required. An amazing home.

Guide Price £399,950 Leasehold - Share of Freehold

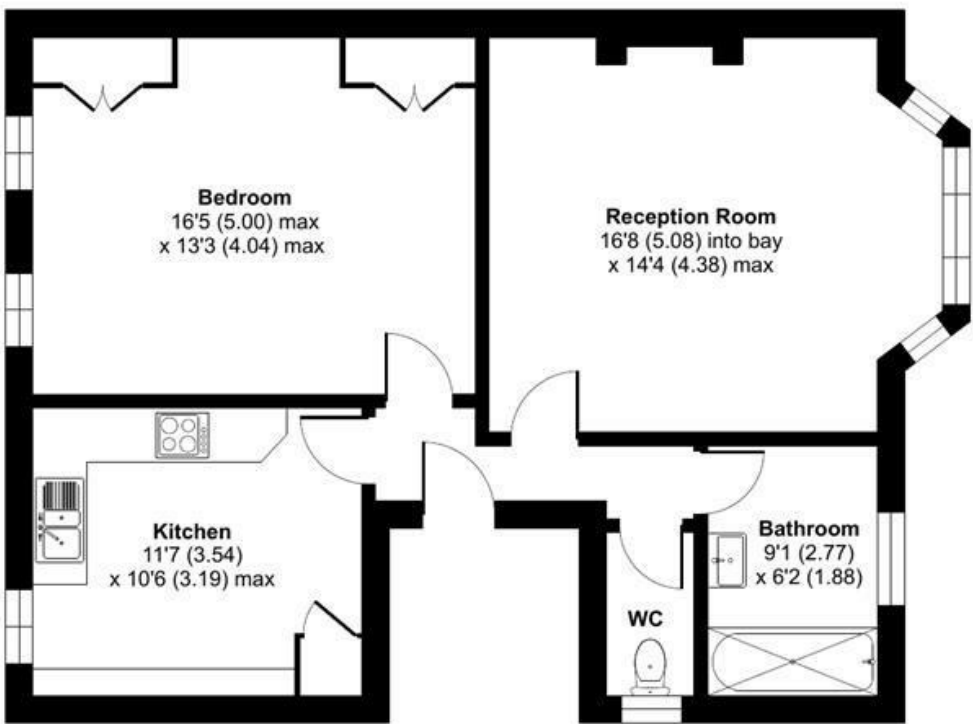
EPC Rating:

Effingham Road, Long Ditton, Surbiton, KT6

Approximate Area = 690 sq ft / 64.1 sq m
Outbuilding = 130 sq ft / 12 sq m
Total = 820 sq ft / 76.1 sq m
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2026. Produced for Matthew James. REF: 1406719

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		