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Portsmouth Road, Surbiton, KT6 4HY

An exceptional, spacious two-bedroom, two-bathroom top, 7th floor penthouse apartment with a large roof terrace and far-reaching views along the Thames and towards Home Park and Hampton Court. Located within walking distance of Surbiton mainline station and high street. The many benefits include a very large living room with sitting, dining and study space which leads into the conservatory which opens onto the roof terrace. There is a separate modern fitted kitchen. A large master bedroom and a double second bedroom with an ensuite shower room plus a coordinating main shower room. The extensive roof terrace offers far-reaching views towards Kingston, Thames Ditton and across Home Park towards Hampton Court. There is a lift to the 6th Floor. Well maintained communal areas and a garage. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £600 per qrt. A wonderful apartment.

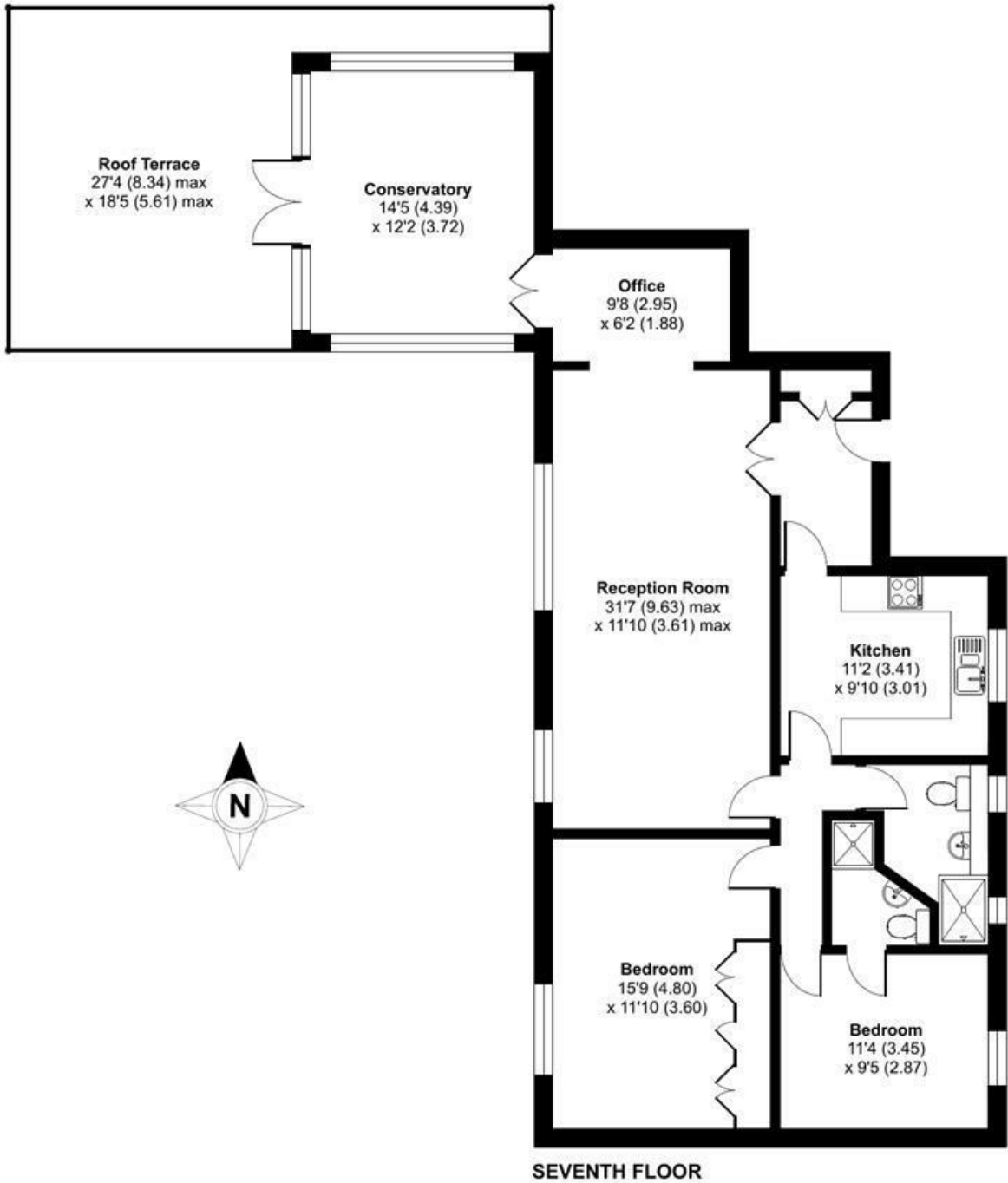
Guide Price £625,000 Leasehold - Share of Freehold

EPC Rating: D

Portsmouth Road, Surbiton, KT6

Approximate Area = 1151 sq ft / 106.9 sq m

For identification only - Not to scale



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: 1497845

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		
	61	79
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		