



## Adelaide Road, Surbiton, KT6 4SS

An excellent two-bedroom ground-floor conversion apartment with a private courtyard garden set in a grand Victorian house. Located in the heart of Surbiton, within minutes' walk of the mainline station, the High Street and the Thames river walk to Kingston. The many benefits include a spacious, light contemporary open-plan living room with a modern fitted kitchen including integrated appliances, a butler's sink, wooden surfaces and a door to the courtyard. There are also two sash windows and extensive lounge/dining space. The spacious master bedroom boasts a period fireplace, double-glazed sash window and fitted wardrobes. There is a good size second bedroom which also benefits from a double-glazed sash window. A white modern bathroom suite with a shower over the bath and stone floor. Gas central heating via a modern combination boiler. A private courtyard garden to the rear. Council tax band D. Lease 144 years. We are informed the service charge is £2,558 pa and the ground rent peppercorn. A lovely period apartment in a prime location.

**Guide Price £534,950 Leasehold**

**EPC Rating: D**

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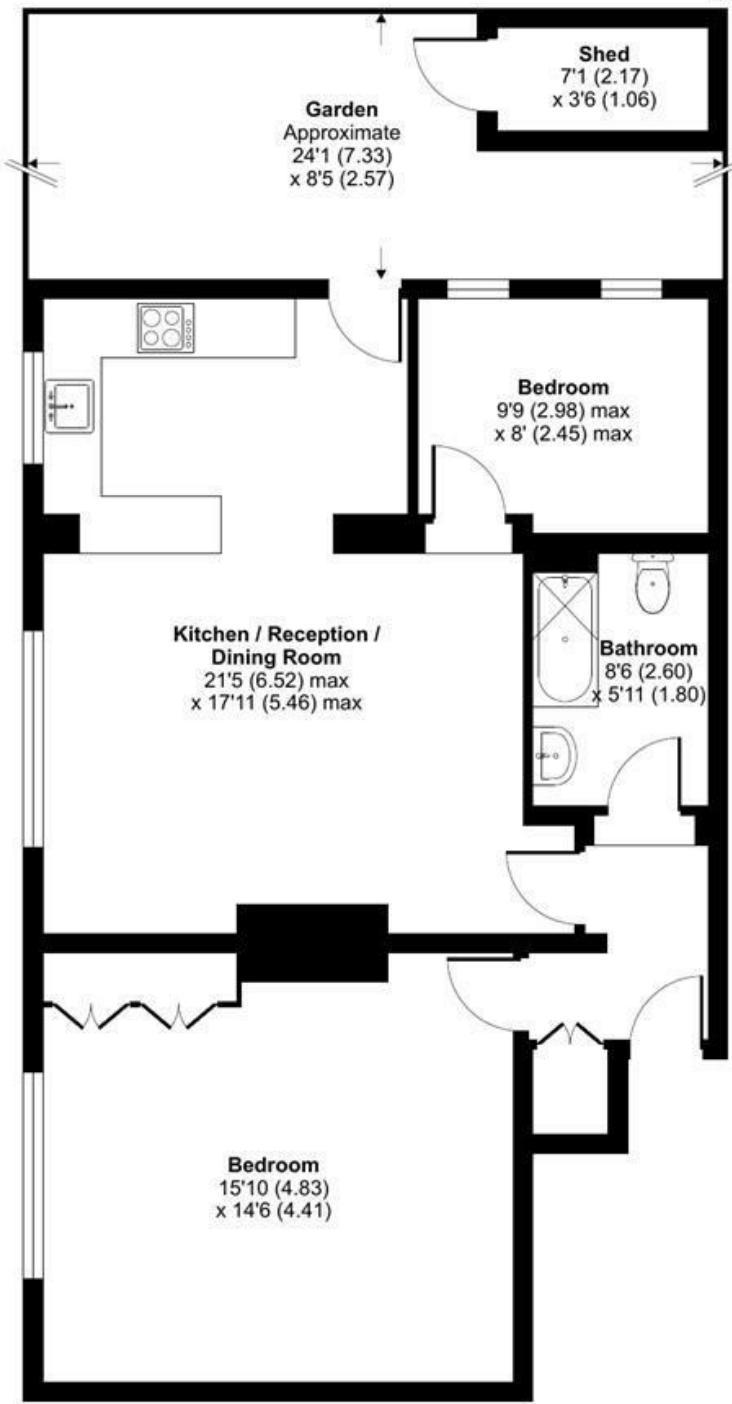


Approximate Area = 753 sq ft / 69.9 sq m

Outbuilding = 25 sq ft / 2.3 sq m

Total = 778 sq ft / 72.2 sq m

For identification only - Not to scale



## GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1334103

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/fittings 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	62	68
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		