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St. James Road, Surbiton, KT6 4QH

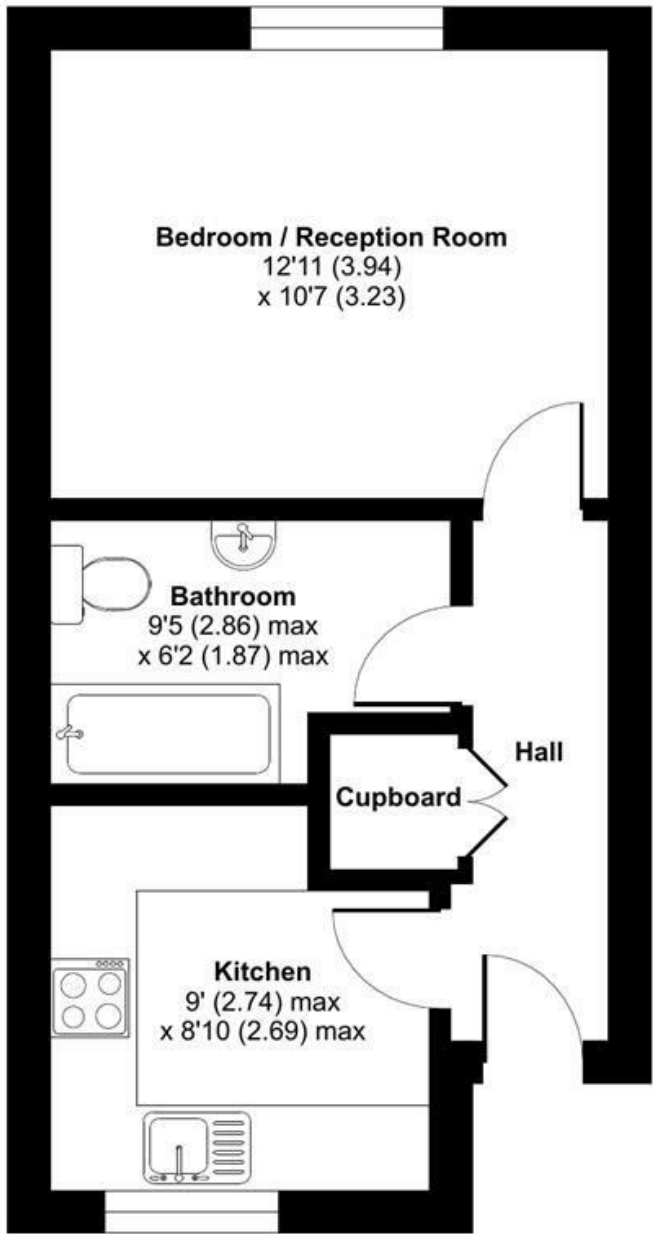
An excellent, spacious, well-presented garden-floor studio apartment set in a grand detached Victorian house with a communal garden. Located within the heart of Surbiton, moments away from the mainline station and high street. Walking distance to the amenities of the River Thames and the bustling town of Kingston. The many benefits include a large studio room and a good size contemporary fitted separate kitchen with integral appliances. The modern white bathroom suite includes a shower over the bath. There is a welcoming entrance hallway with a large storage cupboard. Gas central heating and double glazing. Council tax band B. Lease 147 years. We are informed the service charge is approx. £2,000 pa, with the owners enjoying a 'Right to Manage' the building. There is a communal garden at the rear and parking available on a first-come, first-served basis. Sold with no onward chain.

Guide Price £225,000 Leasehold

EPC Rating: C

St. James' Road, Surbiton, KT6

Approximate Area = 332 sq ft / 30.8 sq m
For identification only - Not to scale



GARDEN 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: 1297192

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		
	72	77
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	