



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Springfield Road, Kingston Upon Thames, KT1 2SA

An excellent two-bedroom garden floor apartment with direct access to a communal garden and parking. Set in a grand Victorian house. Located on a lovely residential road within walking distance of Kingston town centre and railway station, the Thames and Surbiton mainline station. The many benefits include a spacious living room with sitting and dining space, a bay window and a feature fireplace. There is a separate modern shaker-style kitchen with integral appliances and oak surfaces. The large master bedroom includes fitted wardrobes, plus a good-sized second bedroom. A contemporary white and stone shower room and a separate wc. Gas central heating and double glazing. There is an enclosed communal garden to the rear and parking. 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 £90 per month. A lovely home with no onward chain.

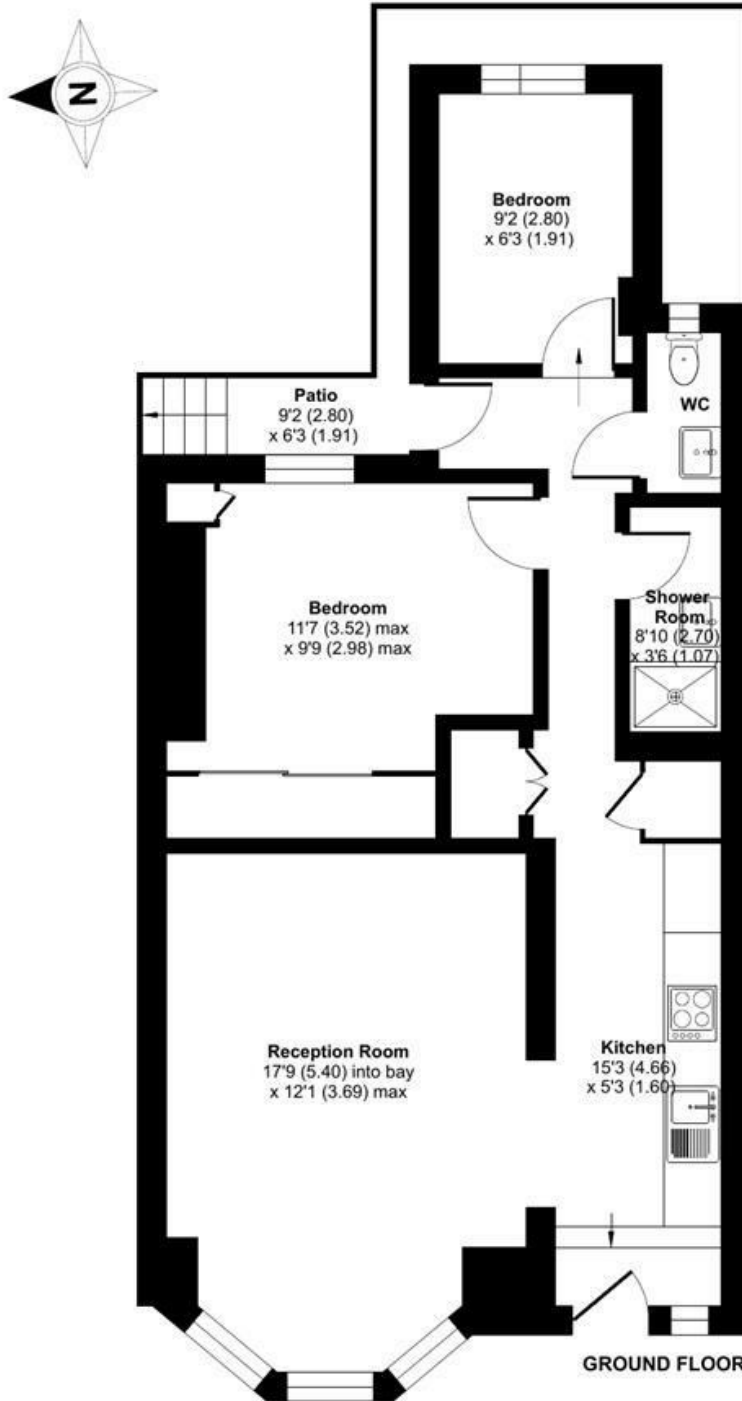
Guide Price £450,000 Leasehold - Share of Freehold

EPC Rating: C

Springfield Road, Kingston Upon Thames, KT1

Approximate Area = 647 sq ft / 60.1 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: 1441322.

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	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	