

**TO LET**



**Clinton House, Lovelace Gardens, Surbiton KT6**

**£1,400.00 PCM**

 **1**

 **1**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

## Property Description

A stunning and spacious one bedroom first floor flat located at Clinton House, Lovelace Gardens, Surbiton, KT6. The property comprises of a bright living room, a separate modern kitchen, a large double bedroom and a three-piece bathroom with shower over bath.

Added benefits include a private balcony which leads from the living room, double glazed windows throughout, parking with permit and a communal garden. The property is located a short walk to Surbiton Overground station (Southwestern).



## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

# Material Information

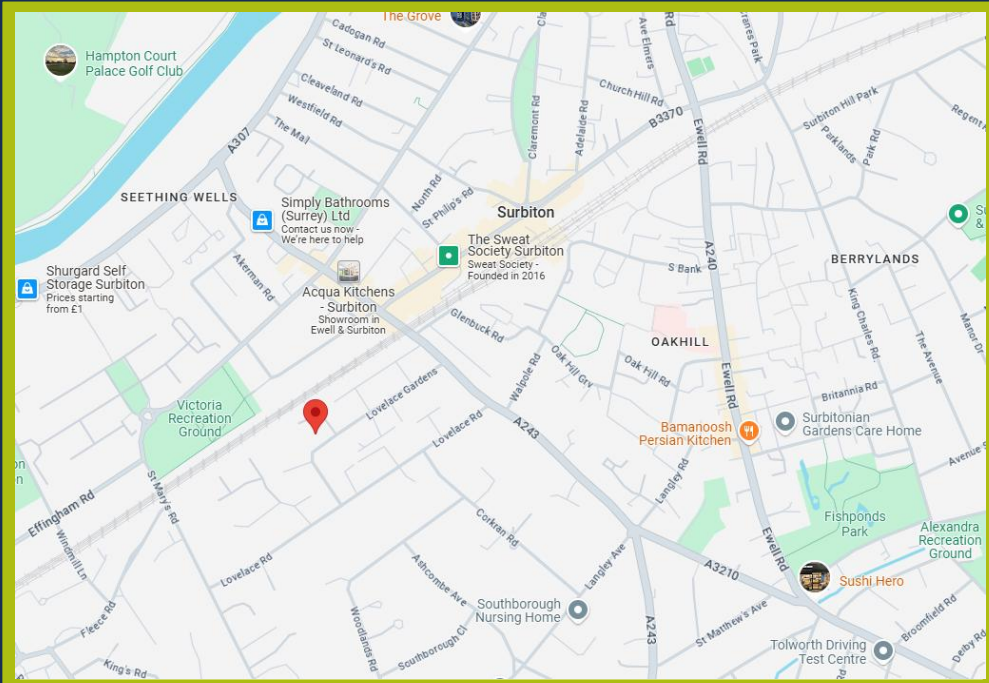
Date Available – 07/06/2025

Holding deposit amount – £323.00

Security Deposit amount (Five weeks rent) – £1,615.00

Council Tax Band – C

Local Authority – Kingston upon Thames Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

Parking Permit



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric



Broadband

Excellent Coverage



Mobile Signal

Good Coverage



Flood Risk

Has the property been flooded in the past five years: NO

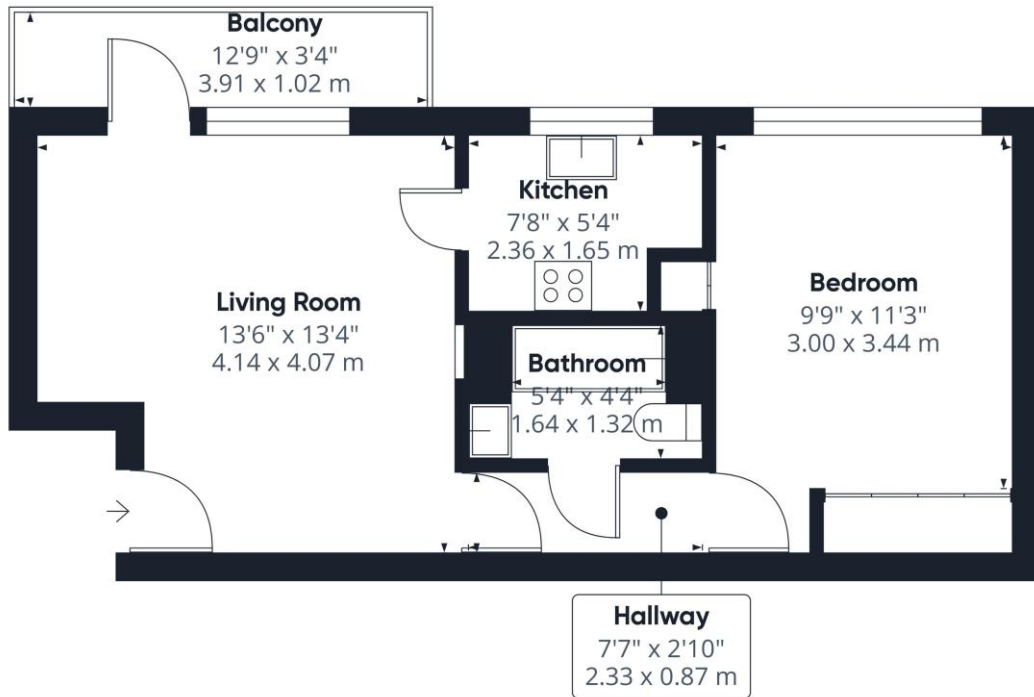
Level of Risk: None



Proposed Development in Immediate Locality?

None





**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

**Approximate total area\***

391.92 ft<sup>2</sup>  
36.41 m<sup>2</sup>

**Balconies and terraces**

42.73 ft<sup>2</sup>  
3.97 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		<b>84</b>
69-80 <b>C</b>	<b>76</b>	
55-68 <b>D</b>		

**Balham**  
45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

**Colliers Wood & Wimbledon**  
30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

**Streatham**  
432/434 Streatham High Road  
London, SW16 3PX  
☎ 020 8679 9889

