



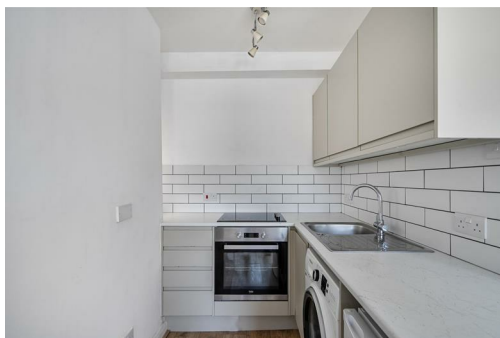
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Surbiton Road, Kingston Upon Thames, KT1 2HW

An excellent, well-presented garden-floor studio apartment set in a grand detached Victorian house. Located within walking distance of Surbiton mainline station, Kingston town centre and the Thames. The many benefits include a large studio room, with fitted storage, a dining bar and bay window. There is a sleek contemporary fitted kitchen with integral appliances. A modern white shower room. Electric heating. Council tax band B. Lease 116 years. We are informed the service charge is £150 pcm. There is car parking to the rear. Sold with no onward chain.

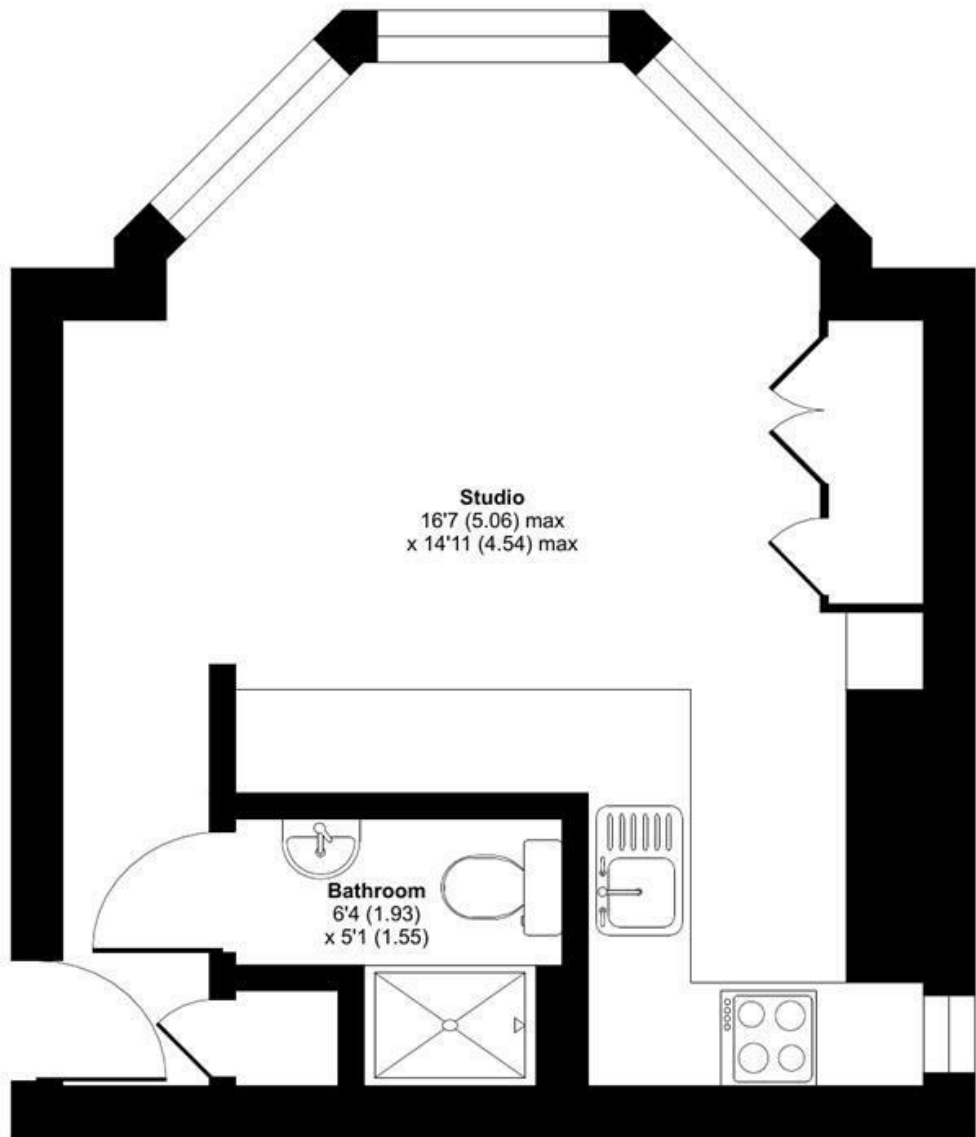
Guide Price £180,000 Leasehold

EPC Rating: E

Surbiton Road, Kingston Upon Thames, KT1

Approximate Area = 295 sq ft / 27.4 sq m

For identification only - Not to scale



LOWER GROUND 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: 1488640

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		
	46	80
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	