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Ravens Close, Surbiton, KT6 4QG

TO LET

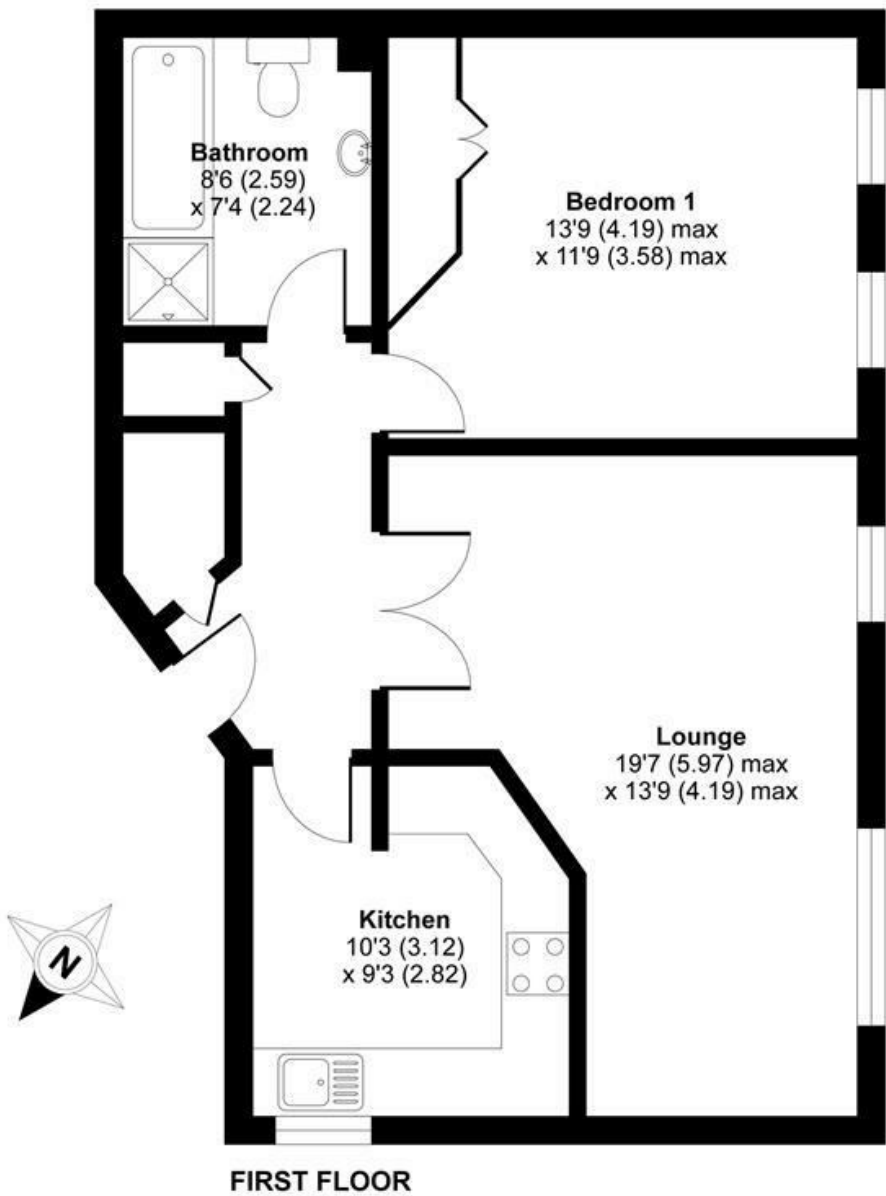
A well presented and spacious one bedroom first floor conversion apartment in a landmark detached period house with parking. Located within the heart of Surbiton only minutes walk of the mainline station, high street and the Thames. The many benefits include a large living room with three large sash windows, ample sitting and dining space and tall grand ceilings. There is a good size separate kitchen with integral appliances. A generous bedroom with built in wardrobes, a welcoming entrance hallway with storage cupboards and polished wooden floors extending into the living room and kitchen. The property benefits from gas central heating, well maintained communal areas and off street parking, is offered unfurnished and available immediately. Council Tax Band C

£1,700 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: D

Ravens Close, Surbiton, KT6

Total = 638 sq ft / 59.27 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2021. Produced for Matthew James. REF: 741566

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market , all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

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		
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	