



# Matthew James

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## St. James Road, Surbiton, KT6 4QW

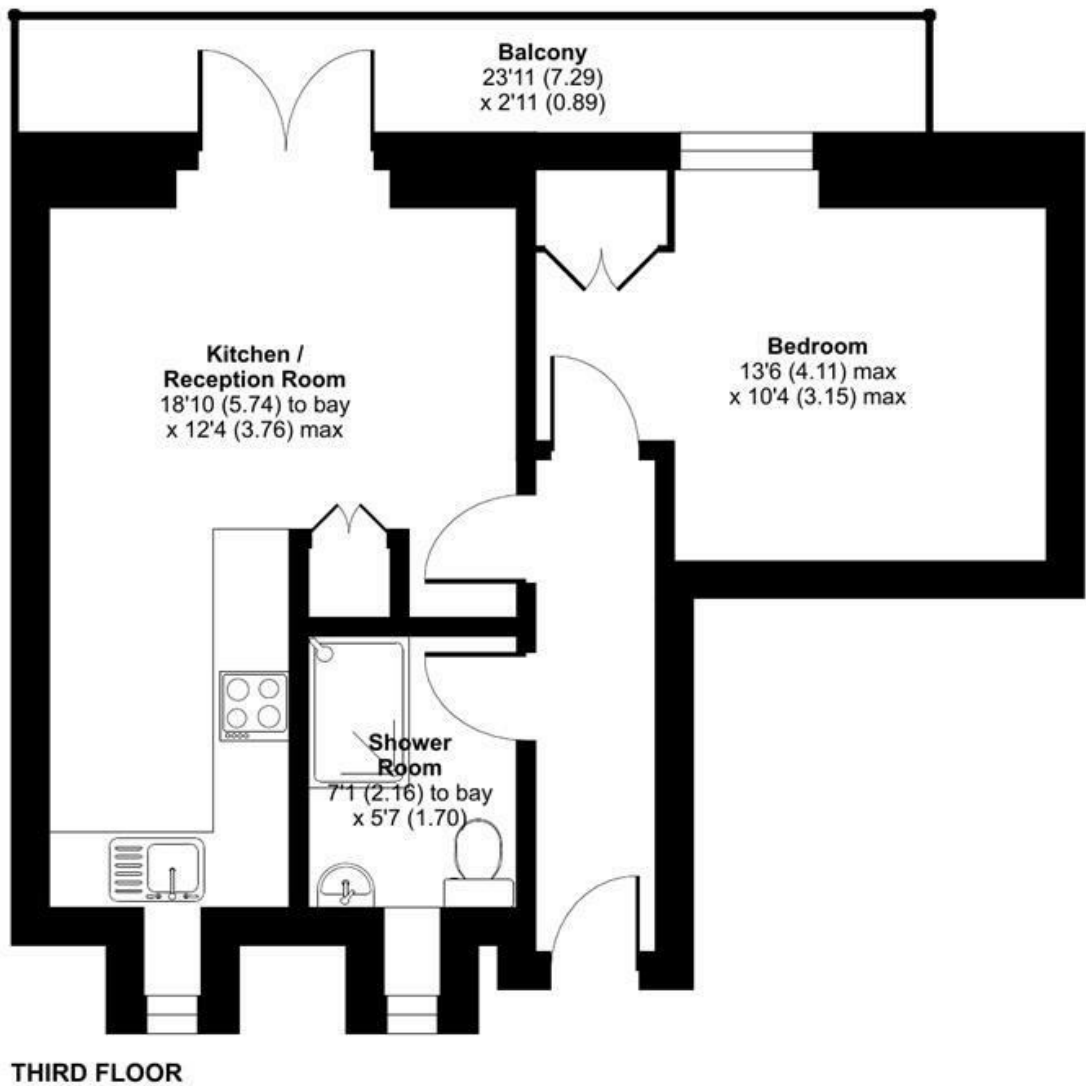
An excellent one-bedroom top-floor apartment located in the very heart of Surbiton, only moments' walk from the mainline station and high street. The many benefits include a light bright living room with French doors opening onto a Juliet balcony. A part-open-plan contemporary fitted kitchen breakfast room with integral appliances. There is a good size bedroom and a modern white shower room. Double glazing and radiator heating via an electric boiler. Security entrance phone. Council tax band B. Lease 108 years, ground rent £300pa. We are informed the service charge is £1,117 pa. A lovely centrally located home.

**Guide Price £265,000 Leasehold**

**EPC Rating: D**

St. James' Road, Surbiton, KT6

Approximate Area = 429 sq ft / 39.9 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 2025. Produced for Matthew James. REF: 1269076

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	64	67
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		