



Matthew James

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Paragon Grove, Surbiton, KT5 8RE

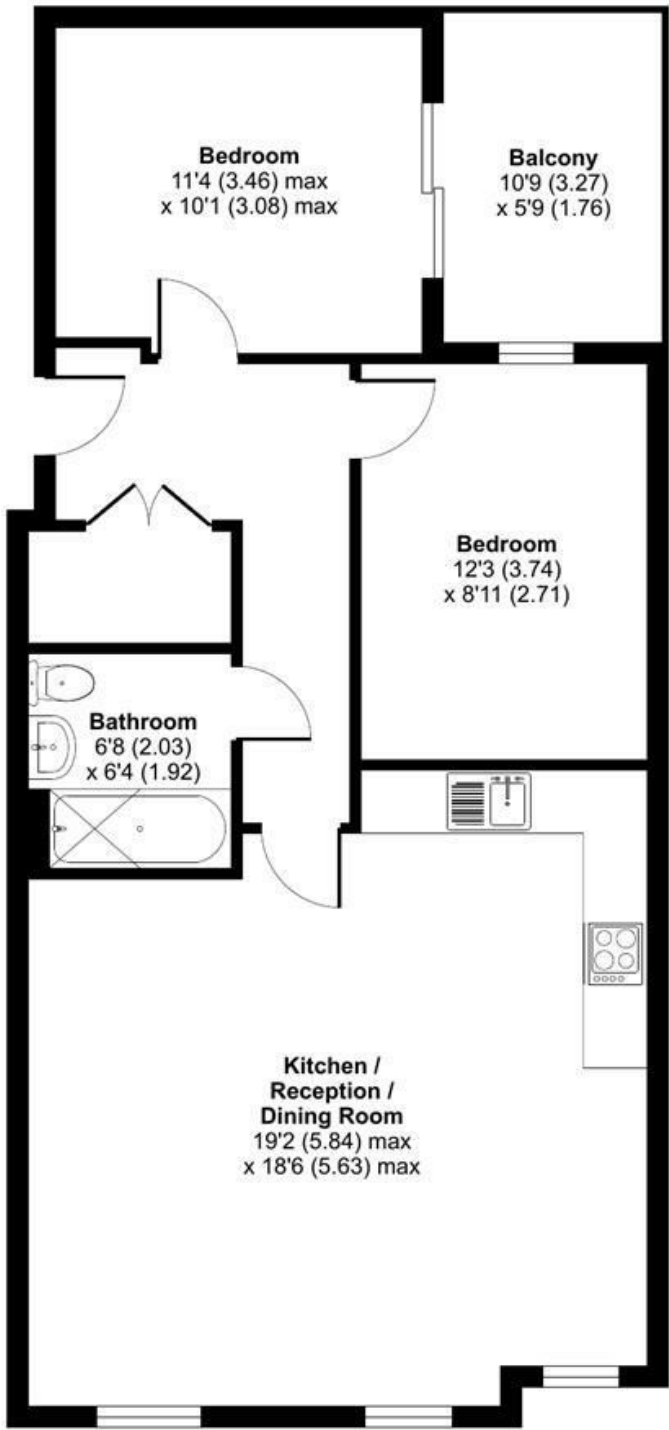
An excellent spacious two-double-bedroom first-floor lift serviced apartment with a private covered balcony and parking. Located within walking distance of Surbiton mainline station and high street, with local shops and amenities on the 'doorstep'. The many benefits include a large contemporary open-plan living room with sitting, dining and study space. Plus a sleek fitted kitchen with integral appliances and stone surfaces. There is a welcoming entrance hallway with a large storage cupboard. The master bedroom has sliding doors leading to the balcony and there is a double second bedroom. The sumptuous white and stone bathroom has a shower over the bath. There is a communal boiler providing hot water and heating. Allocated parking space on Paragon Grove. Council Tax Band D. Lease 118 years. We are informed the service charge is £2,500 pa, which includes heating and hot water. A lovely modern home.

Guide Price £429,950 Leasehold

EPC Rating: B

Paragon Grove, Surbiton, KT5

Approximate Area = 728 sq ft / 67.6 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Matthew James. REF: 1228800

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		
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		