



Portsmouth Road, Surbiton, KT6 4EY

An excellent spacious refurbished two-double bedroom lift-serviced top-floor mansion apartment with far-reaching views across the Thames towards Home Park. Presented in excellent condition with beautiful communal gardens. Located within walking distance of Surbiton mainline station and high street with the Thames river bank walk to Kingston moments away. The accommodation includes: a large welcoming reception hall with excellent storage. A very spacious living room with amazing views and ample sitting and dining space. Plus a separate bespoke fitted kitchen with a dining bar, integral appliances, laundry cupboard and stone surfaces. A very generous-size master bedroom also with amazing views. Plus a double second bedroom. There is a sumptuous stone-finished shower room. Well-maintained communal areas and parking on a first come, first served basis. Council Tax Band D. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £3,273 pa. No onward chain.

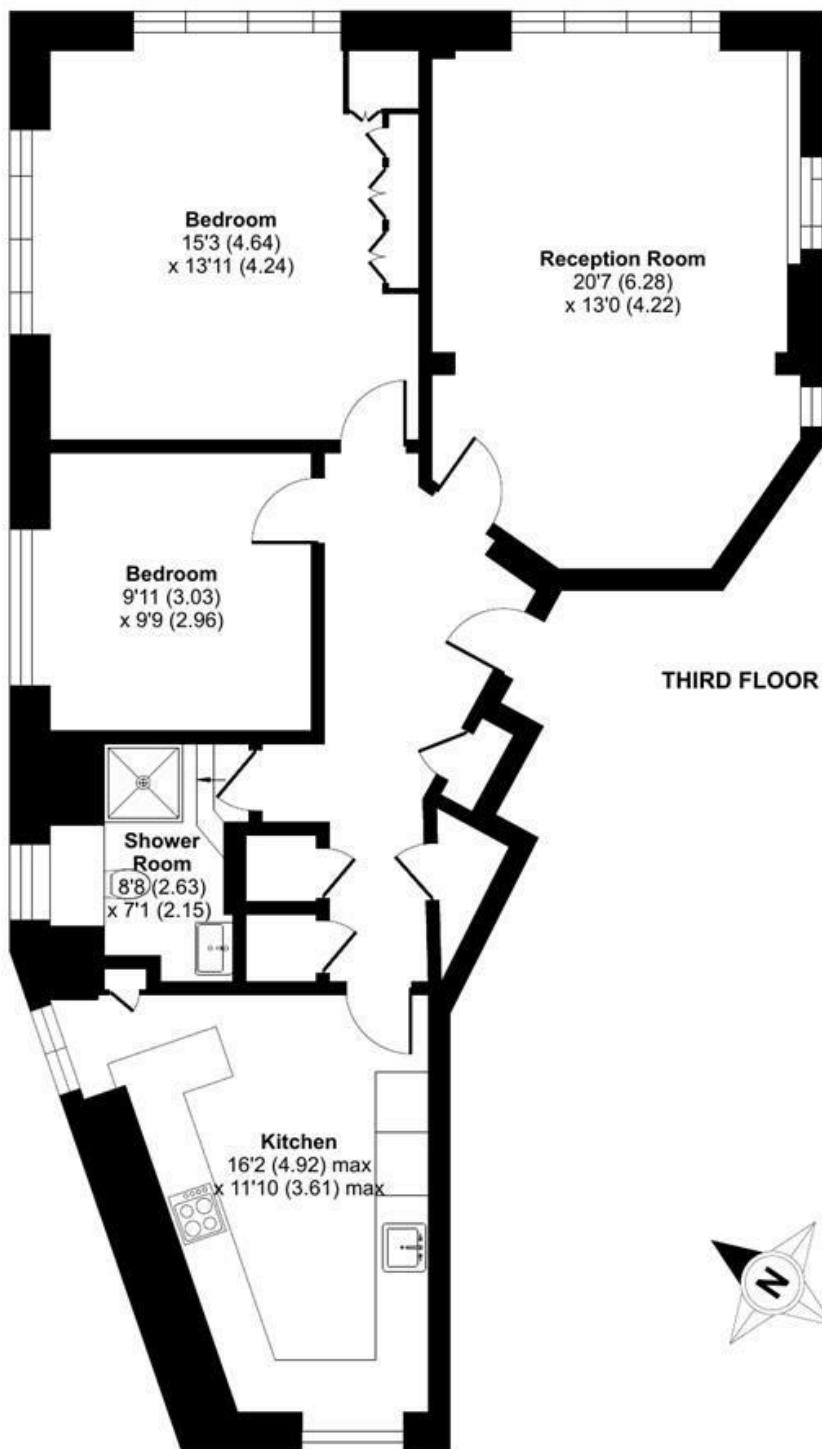
Guide Price £585,000 Leasehold - Share of Freehold

EPC Rating: E

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Approximate Area = 973 sq ft / 90.3 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: 1343148

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/fittings 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		
(11-20) 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		
(11-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		