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Claremont Gardens, Surbiton, KT6 4TN

An outstanding, elegantly presented two-bedroom second floor conversion apartment set in a grand detached Victorian house. Located within walking distance of Surbiton mainline station, the high street, the Thames and Kingston town centre. The many benefits include a stylish living room with a south-west-facing bay window. There is a separate sleek contemporary kitchen with integral appliances and stone surfaces. The master bedroom also has a south-west facing bay window and fitted wardrobes. The good size second bedroom also enjoys fitted wardrobes. There is a sumptuous white bathroom suite in a classic style with a shower over the bath. Gas central heating. Parking to the rear on a first come, first served basis. Council Tax Band D - New Lease of 180 years with no ground rent- We are informed the service charge is £145 per month. An excellent apartment.

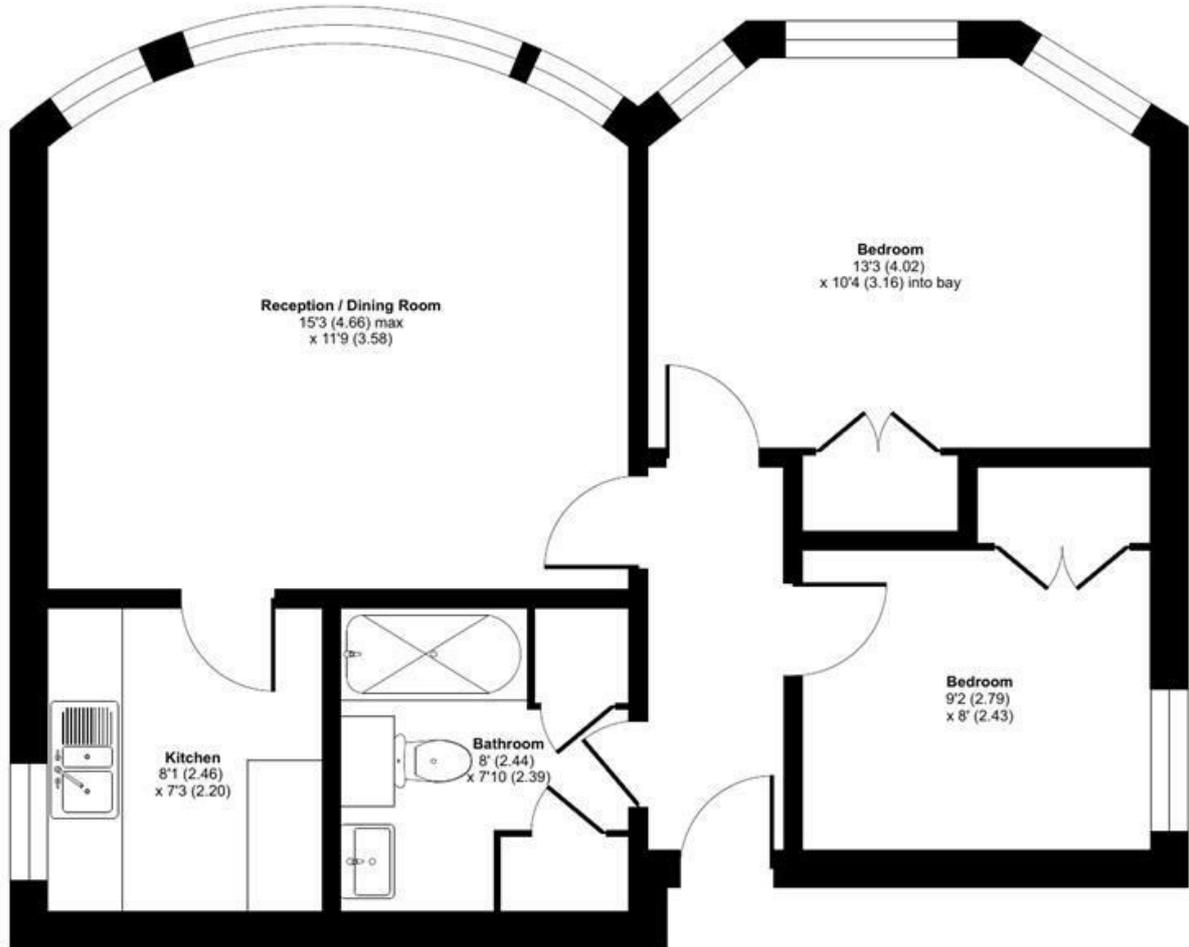
Guide Price £430,000 Leasehold

EPC Rating: D

Claremont Gardens, Surbiton, KT6

Approximate Area = 619 sq ft / 57.5 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Matthew James. REF: 1396255

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			
		67	81
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	