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## St. Andrews Road, Surbiton, KT6 4DT

An outstanding one-bedroom top-floor conversion apartment presented in excellent order set in a grand Victorian house. Located within the heart of Surbiton, only a few minutes' walk from the mainline, High Street and the Thames. The many benefits include a large living room with sitting and dining space, a separate kitchen with a built-in oven and hob. There is a spacious double bedroom with a large wardrobe. A modern white bathroom suite with a shower over the bath. The generous-sized split-level entrance hall with storage. Modern double-glazed windows with traditional sash frames and gas central heating. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is paid as required, apart from annual building insurance of £1,099.76 pa and £60 pa into a sinking fund. A lovely home in central Surbiton.

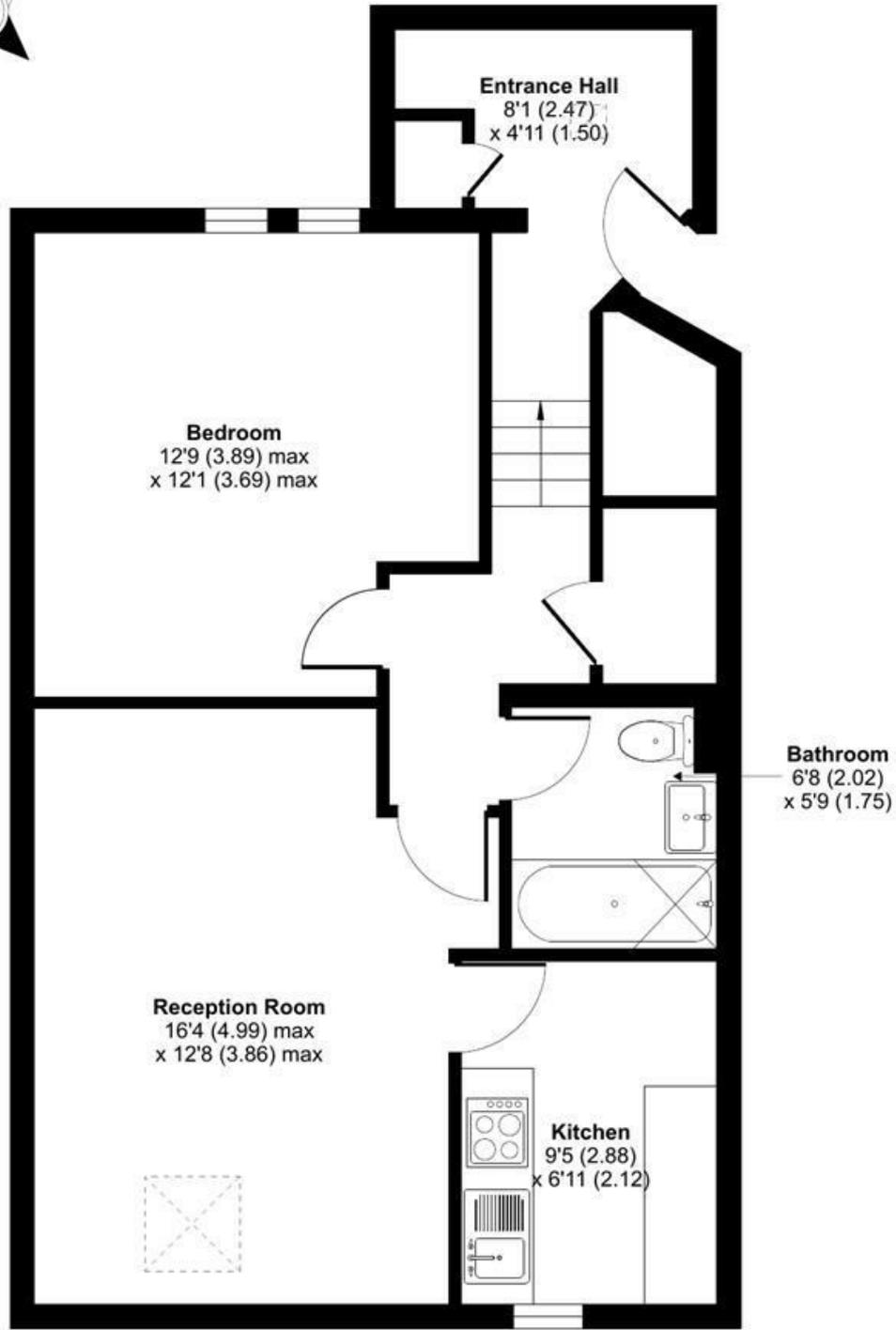
**Guide Price £355,000 Leasehold - Share of Freehold**

**EPC Rating: C**

# St. Andrew's Road, Surbiton, KT6

Approximate Area = 585 sq ft / 54.3 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 2025. Produced for Matthew James. REF: 1272692

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		73	78
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		