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## Grove Road, Surbiton, KT6 4BD

A rarely available, spacious three-bedroom first floor purpose apartment, with a large garage. Located within the heart of Surbiton only a few minutes' walk from the mainline station, high street, the Thames and river walk to Kingston. The many benefits include a large living room with ample sitting and dining space. There is a separate sleek modern fitted kitchen with appliances. The main bedroom includes fitted wardrobes. There are two further good size bedrooms and a modern white bathroom suite with a shower over the bath. Gas central heating and double glazing. There is also a larger than usual sized garage on site. Council tax band D. Share of Freehold with a lease in excess of 900 years. We are informed the service charge is £1200pa. No onward chain.

**Guide Price £475,000 Leasehold - Share of Freehold**

**EPC Rating: C**

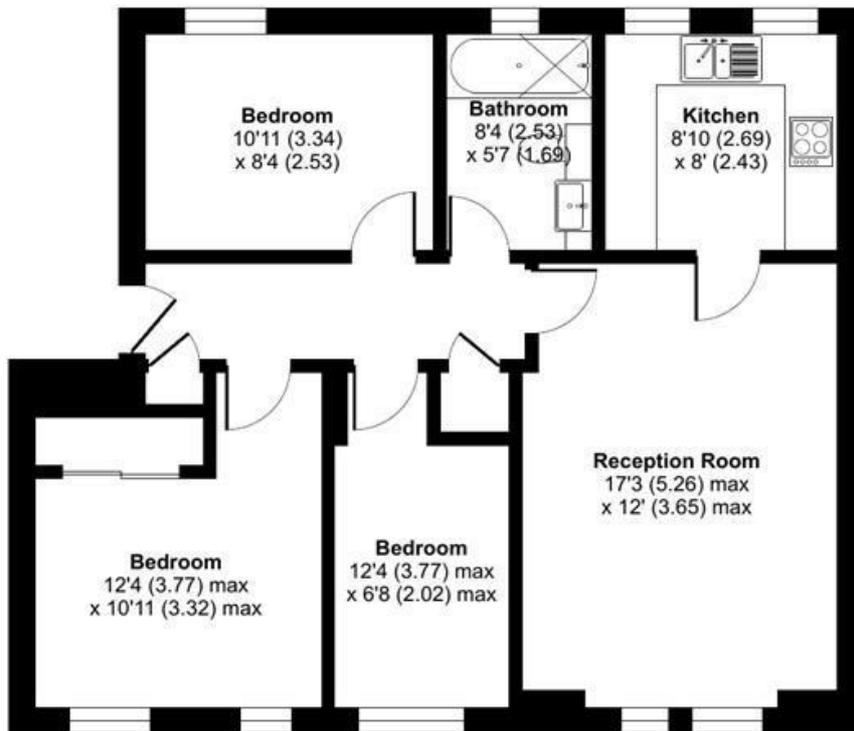
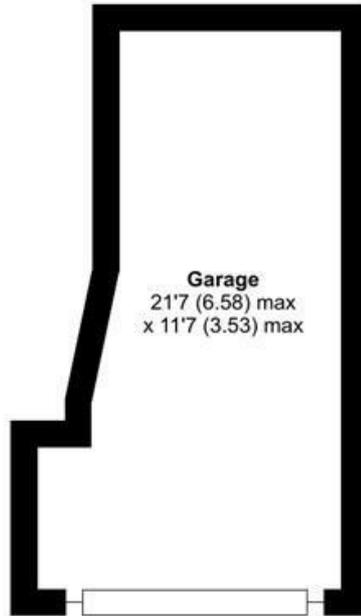
# Grove Road, Surbiton, KT6

Approximate Area = 727 sq ft / 67.5 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 930 sq ft / 86.3 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). © nchecom 2026. Produced for Matthew James. REF: 1424447

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		74	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	