



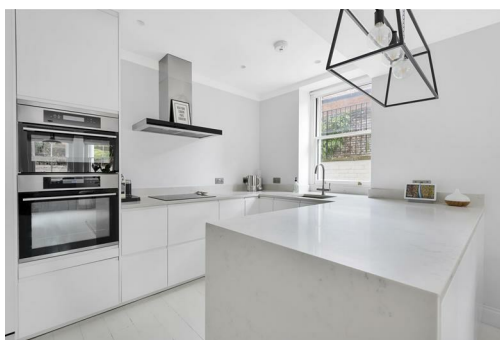
Matthew James

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Catherine Road, Surbiton, KT6 4HA

A spectacular, refurbished three bedroom garden floor conversion apartment with spacious living space and high specification fittings. Enjoying a prime 'River Road' location with the Thames moment away and within walking distance of Surbiton mainline station and Kingston town centre. Set in a grand Victorian house with period features superbly blended with modern style and function. The many benefits include a stunning open plan living room with ample sitting and dining space plus a sleek bespoke kitchen with high end appliances and marble work surfaces. The generous main bedroom includes a walk in wardrobe, there is a good size double second bedroom and a third bedroom/study. The sumptuous bathroom includes a stylish stand alone bath, underfloor heating and a separate shower. There is also a separate utility/store room. Gas central heating. A well maintained, secluded walled communal garden to rear. Sold with a Share of the Freehold and a lease in excess of 900 years. Council Tax Band D - Service charge £150 per month.

Guide Price £699,950 Share of Freehold

EPC Rating: E

Catherine Road, Surbiton, KT6

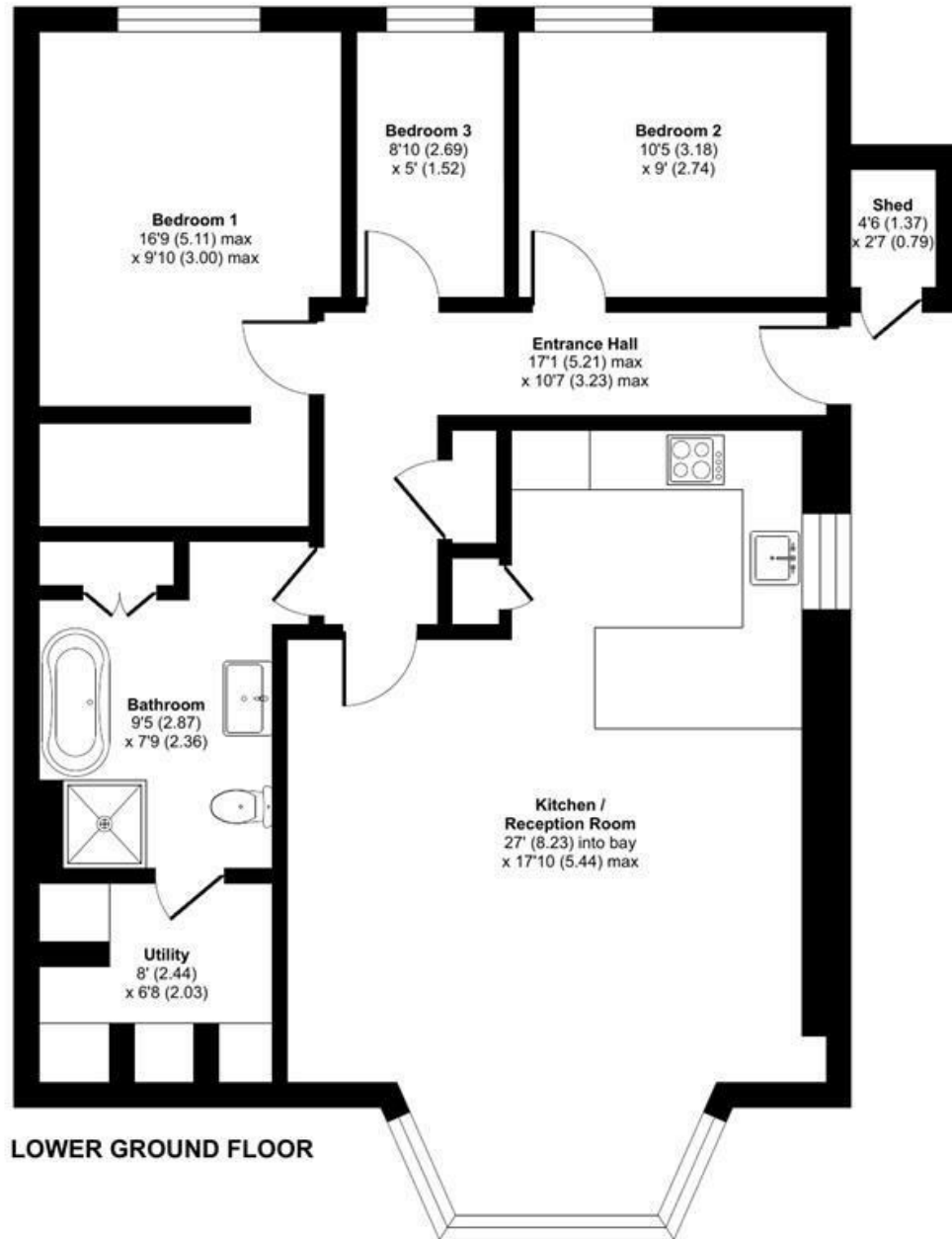


Approximate Area = 989 sq ft / 92 sq m

Outbuilding = 10 sq ft / 1 sq m

Total = 999 sq ft / 93 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Matthew James. REF: 869202

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 | | |
| | 52 | 74 |
| 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 | | |