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## Uxbridge Road, Kingston upon Thames, KT1 2LH

A one-bedroom top-floor conversion apartment, set on one of the highly desirable, quiet river roads within walking distance of Surbiton mainline station and high street with the Thames and river walk to Kingston at the end of the road. The many benefits include a good-size light open-plan living space, including a fitted kitchen with appliances and wooden surfaces. Plus ample sitting and dining space. The double bedroom has fitted wardrobes. There is a white and chrome shower room. Electric heating. To the rear is a large south-west-facing communal garden. Council tax band C. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £150 per month. No onward chain.

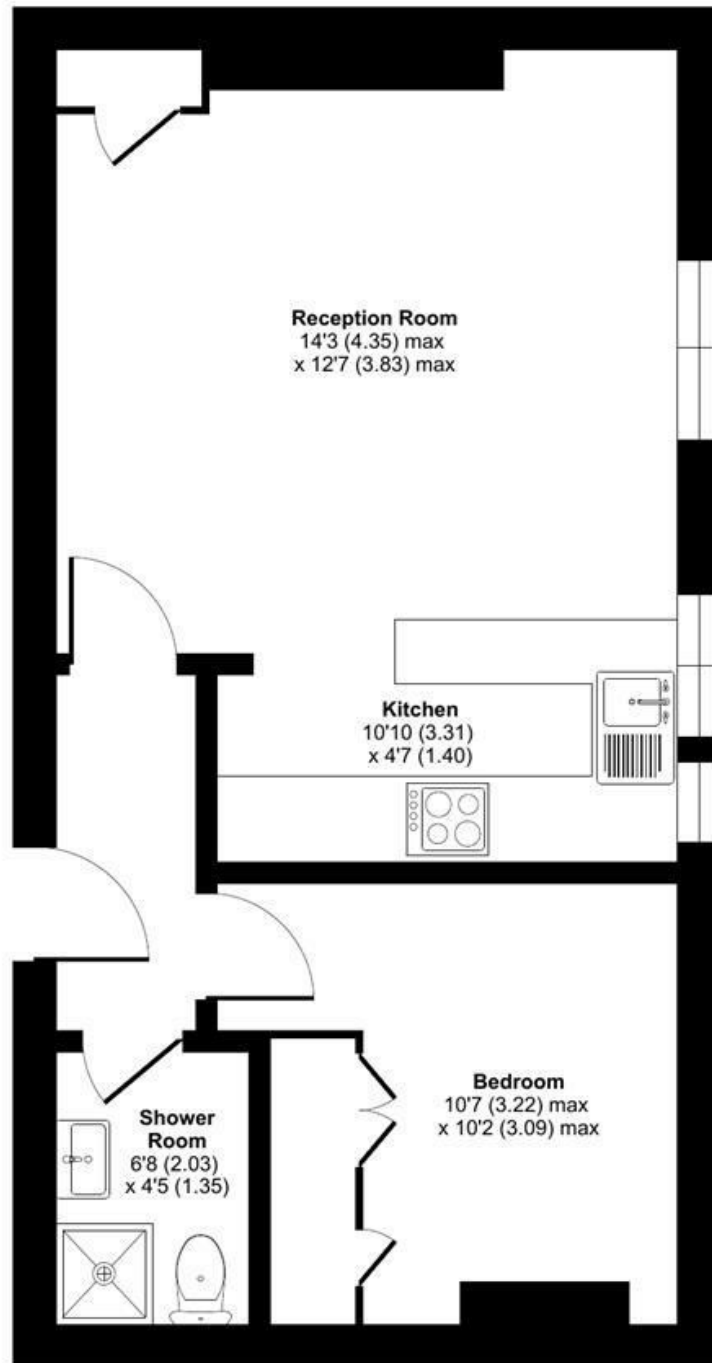
**Guide Price £295,000 Leasehold - Share of Freehold**

**EPC Rating: D**

# Uxbridge Road, Kingston Upon Thames, KT1

Approximate Area = 418 sq ft / 38.8 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). © n°checon 2026. Produced for Matthew James. REF: 1395255

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	78
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		