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## Surbiton Crescent, Kingston Upon Thames, KT1 2LN

An excellent, two-double bedroom second floor period apartment. Located on a desirable 'river road' within walking distance of Surbiton mainline station and high street, with the Thames river path walk to Kingston at the end of the road. The many benefits include a good size living room with sitting and dining space. There is a good size separate fitted kitchen. A spacious master bedroom and a double second bedroom. The white bathroom suite includes a shower over the bath. There is a welcoming entrance hallway. Gas central heating and double glazing. Council tax band C. A new lease of 160 years with £50 pa ground rent. We are informed the service charge is £1300 pa. Sold with no onward chain.

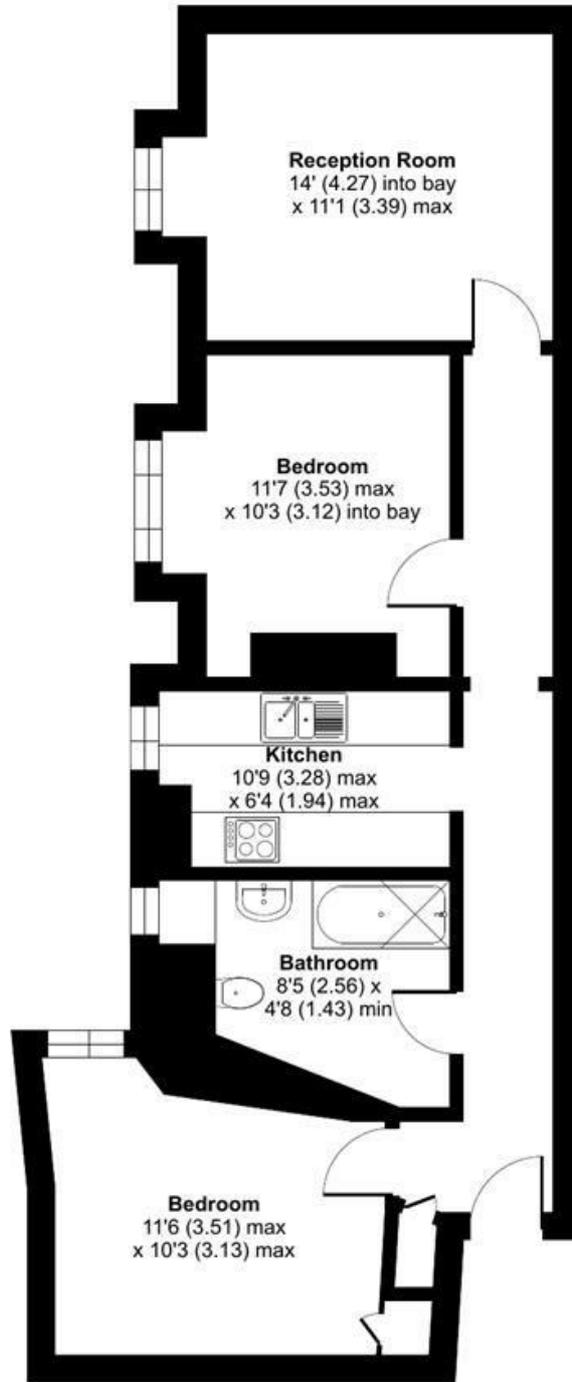
**Guide Price £399,950 Leasehold**

**EPC Rating: D**

# Surbiton Crescent, Kingston Upon Thames, KT1

Approximate Area = 668 sq ft / 62 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: 1422441

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/fitting 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.

