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St. Andrews Square, Surbiton, KT6 4EE

An excellent, spacious two-double bedroom, second floor purpose-built apartment. Located within the heart of Surbiton, a short walk from the mainline station and high street. With the Thames riverside walk to Kingston also close by. The many benefits include a large reception room with ample sitting and dining space and a bay window. There is a separate, good size modern fitted kitchen with integral appliances. A spacious master bedroom with a fitted wardrobe and a double second bedroom also with a wardrobe. There is a modern white bathroom suite with a shower over the bath. A welcoming entrance hall with storage cupboards. Modern double glazing and electric heating. Well-maintained communal gardens. Sold with a Share of the Freehold and a lease in excess of 900 years. Council Tax Band D. We are informed the current service charge is £325 per qtr. and the ground rent £5 per qtr. No onward chain.

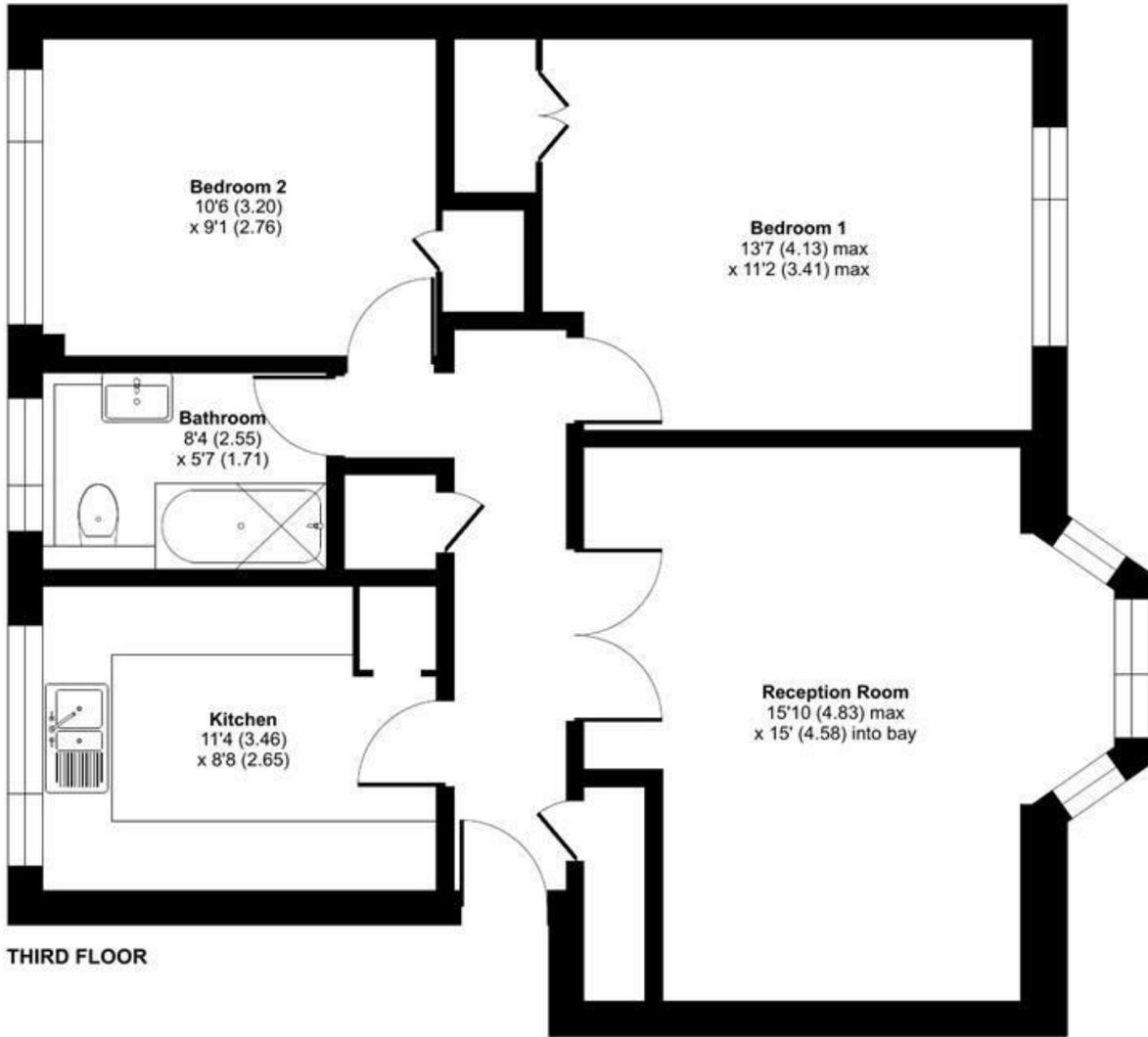
Guide Price £385,000 Leasehold - Share of Freehold

EPC Rating: C

Surbiton Court, St. Andrew's Square, Surbiton, KT6

Approximate Area = 737 sq ft / 68.4 sq m

For identification only - Not to scale



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: 1406041

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/fittings 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			
		69	80
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	