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## South Place, Surbiton, KT5 8RX

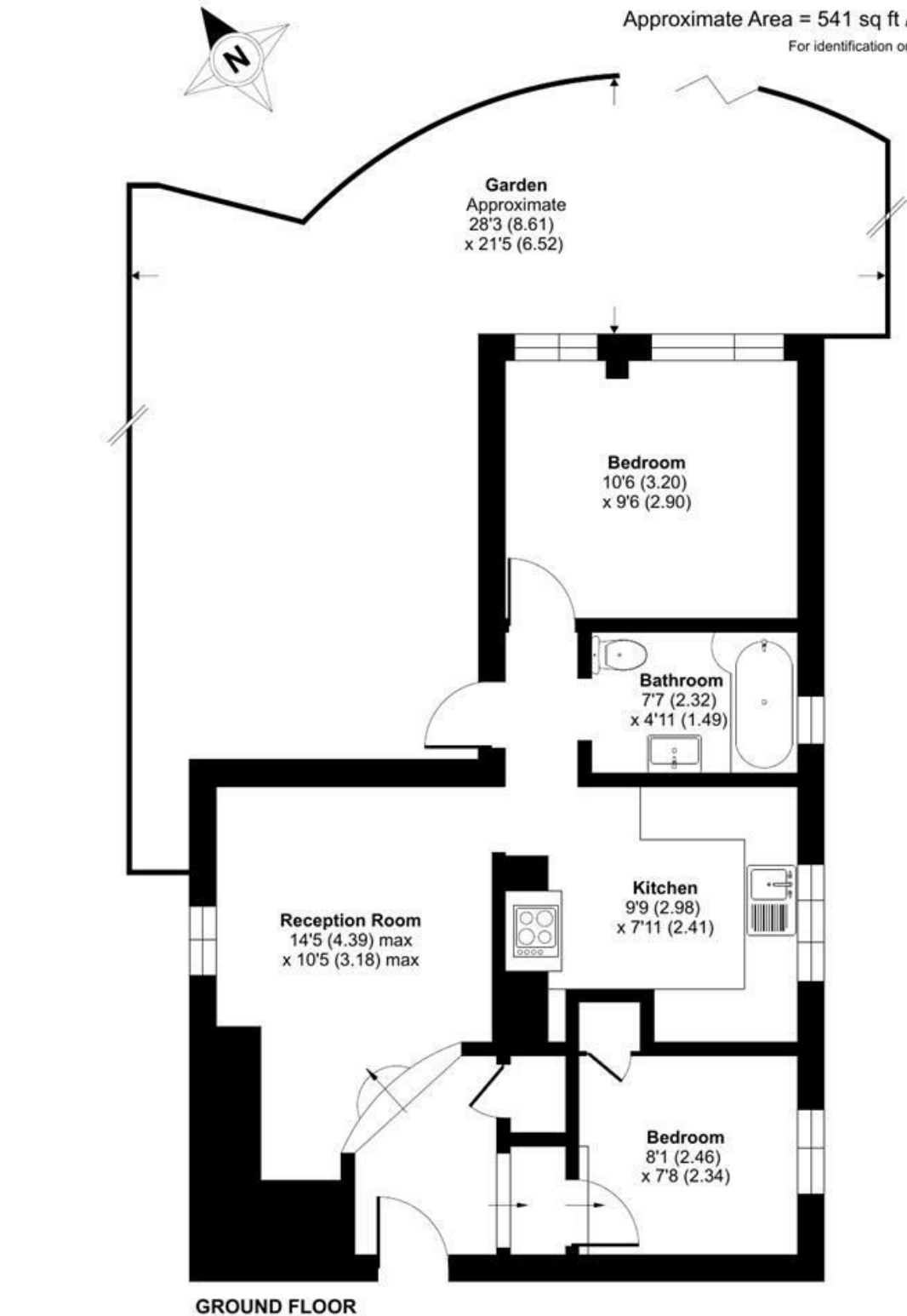
A lovely two bedroom ground floor conversion apartment with a large private garden. Set in a grand wisteria covered Victorian house within walking distance of Surbiton mainline station with local shops and amenities on the doorstep. The many benefits include a welcoming entrance which leads to the lounge dining room. There is a separate sleek contemporary kitchen with integral appliances. The master bedroom overlooks the garden and there is a good size second bedroom. There is also a modern white bathroom suite with a shower over the bath and underfloor heating. Gas central heating, double glazing and loft storage. There is a private enclosed garden with a stone patio and double-width gates which could provide parking. Plus a communal garden. Parking at the front of the property. 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 £1360pa. A excellent home.

**Guide Price £415,000 Leasehold - Share of Freehold**

**EPC Rating: D**

South Place, Surbiton, KT5

Approximate Area = 541 sq ft / 50.2 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: 1400456

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		
	60	71
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		