



## Cadogan Road, Surbiton, KT6 4DL

An excellent one double bedroom, plus a study upper ground floor conversion apartment with parking. Set on one of Surbiton's highly desirable 'river roads' within walking distance of the mainline station, high street with the Thames and river-walk to Kingston at the end of the road. The many benefits include an L-shaped open-plan living-dining kitchen with tall grand ceilings, window shutters and a fitted kitchen. A double bedroom with a sleek fitted wardrobes plus a study/single bedroom also with fitted storage. There is a sumptuous new white bathroom suite with a shower over the bath. Gas central heating. Parking to the rear of the property. The lease is 176 years, we are informed the service charge for 2025 was £1986 approx. Council tax band C. A lovely home.

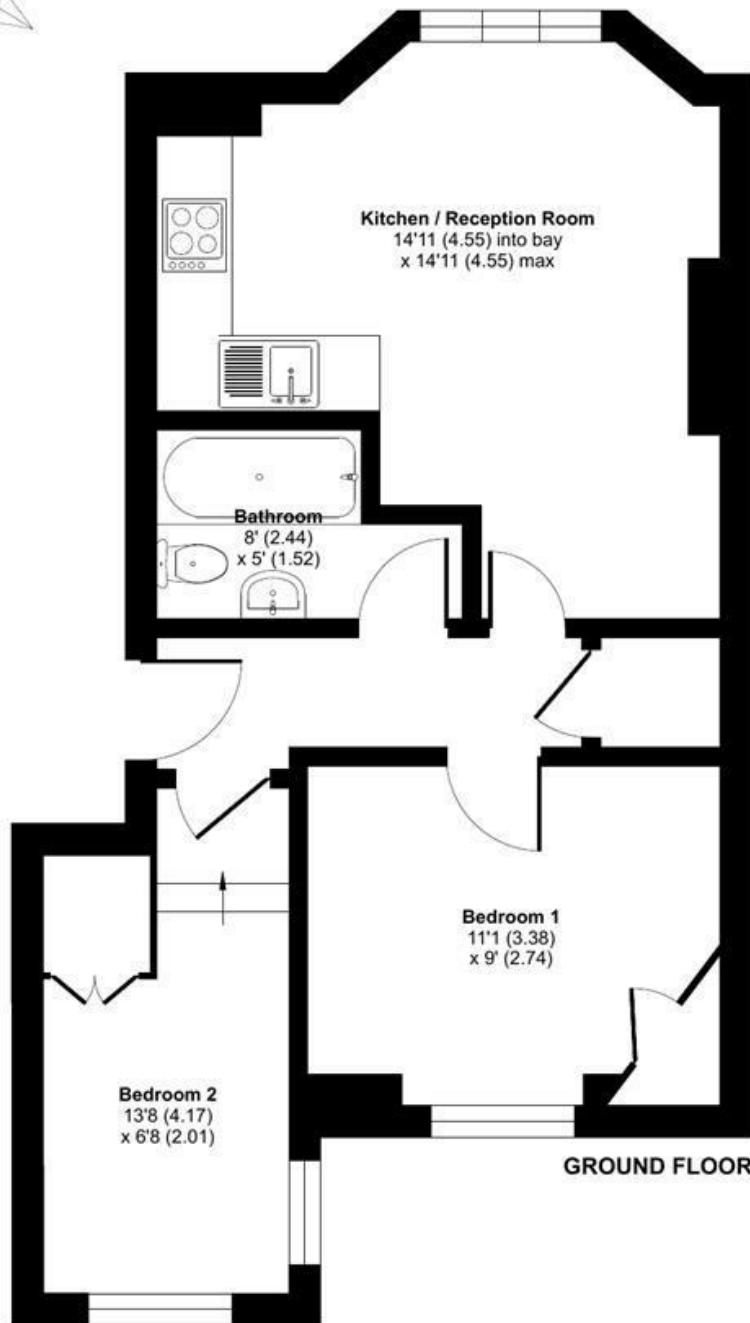
**Guide Price £370,000 Leasehold**

**EPC Rating: D**

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Approximate Area = 461 sq ft / 42.8 sq m

For identification only - Not to scale

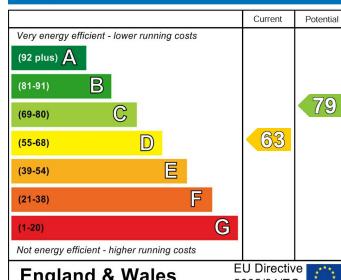


Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.  
Produced for Matthew James. REF: 961058

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



## Environmental Impact (CO<sub>2</sub>) Rating

