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## St. Marys Road, Surbiton, KT6 4JG

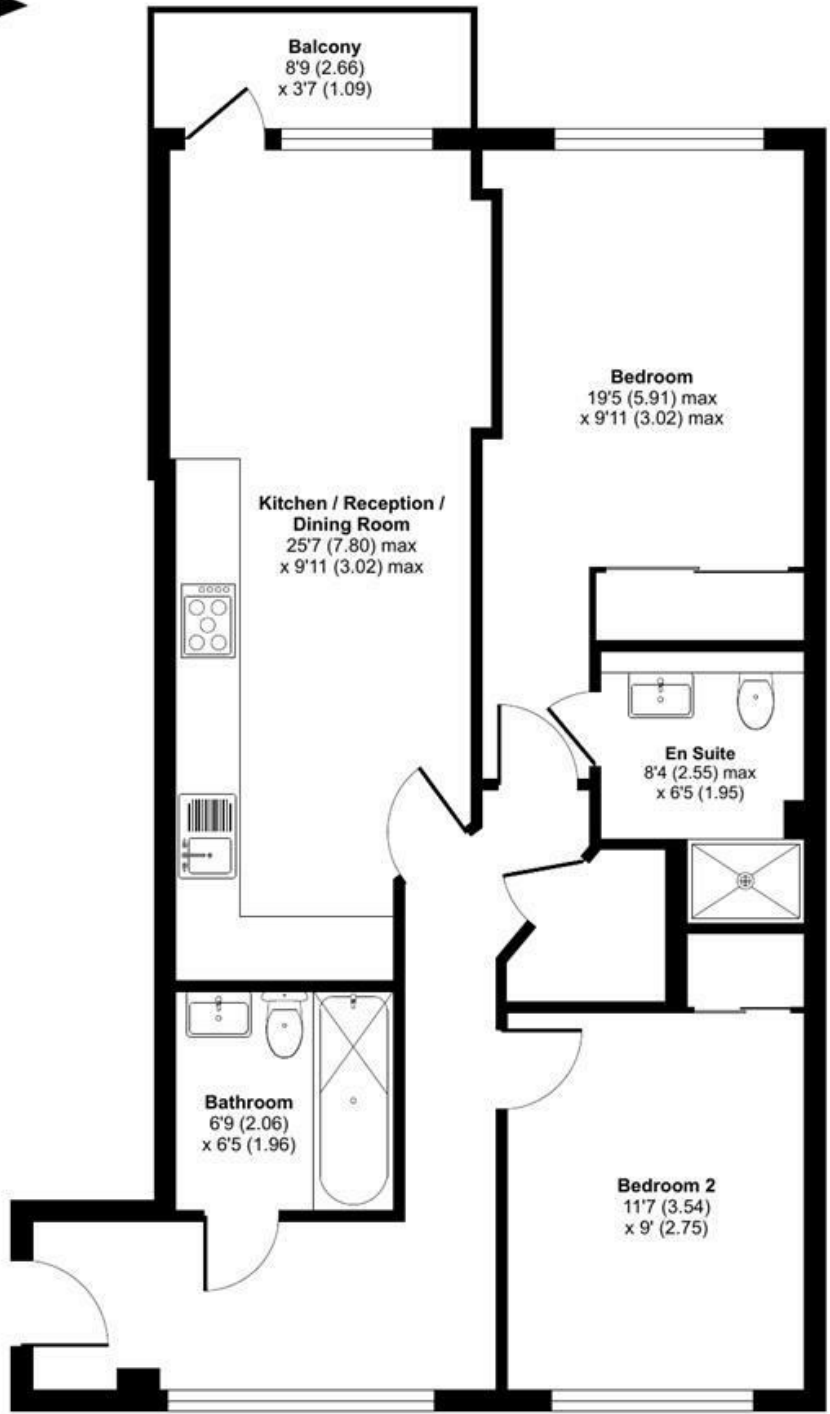
An outstanding two double bedroom, two-bathroom lift serviced second floor apartment with a balcony and gated parking. Located in central Surbiton, moments walk away from the mainline station and high street. The many benefits include a large open-plan living room with sliding doors opening onto the balcony, sitting and dining space, plus a sleek contemporary kitchen with integral appliances and stone surfaces. The master bedroom includes fitted wardrobes and a sumptuous ensuite shower room. The double second bedroom also includes fitted wardrobes. There is also a co-ordinated main bathroom with a shower over the bath. The welcoming entrance hallway includes a laundry cupboard. Underfloor heating and double glazing. Gated allocated parking space. Council tax band D. Lease length, 114 years. We are informed the service charge is £2100 pa, building insurance £750 pa and ground rent £350 pa. Sold with no onward chain.

**Guide Price £475,000 Leasehold**

**EPC Rating: B**

St. Mary's Road, Surbiton, KT6

Approximate Area = 763 sq ft / 70.8 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°checom 2025. Produced for Matthew James. REF: 1350461

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		
	82	82
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		