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## Claremont Road, Surbiton, KT6 4QU

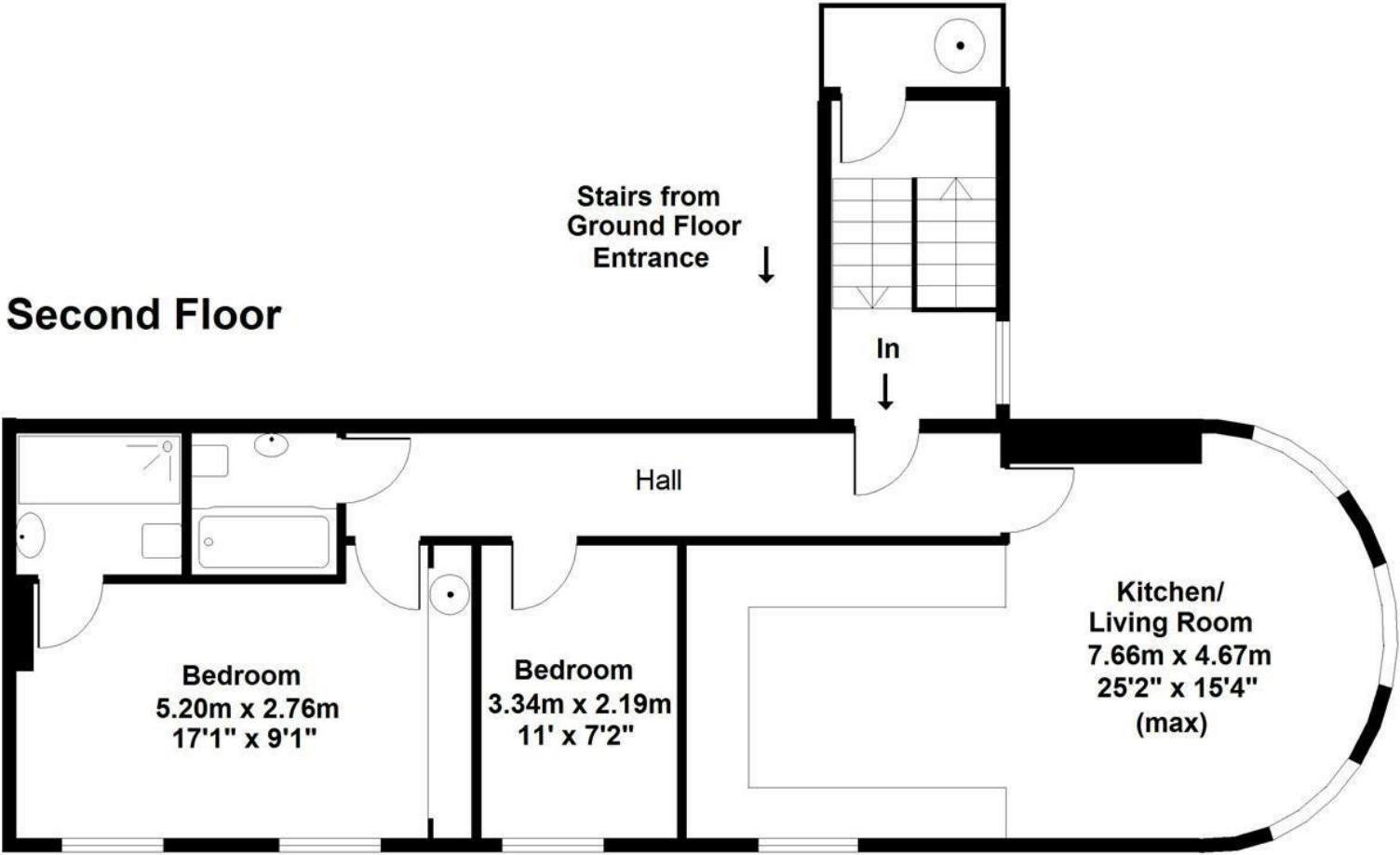
## TO LET

A truly stunning two double bedroom second floor apartment with two sumptuous bathrooms and a dramatic curved living space with views across Surbiton. Set in a landmark building within the heart of the town only moments from the mainline station and high street. Converted and fitted to an amazing specification including a contemporary high gloss kitchen with quality integral appliances and stone surfaces open plan to a fabulous living space with three tall curved sash windows looking across Surbiton. An impressive master bedroom suite with built in wardrobes and a sumptuous stone finished en-suite bathroom. A double second bedroom and another high quality shower room. Acoustic double glazing, leading-edge by room controlled heating. The apartment is offered unfurnished and is available from mid July. Council Tax Band C

**£2,095 Per Calendar Month per calendar month (other fees may apply)**

**EPC Rating: C**

Second Floor



Not to Scale

Approximate Gross Internal Floor Area:  
66m sq (719sq ft)

Whilst every attempt has been made to ensure the accuracy of this floor plan, room sizes and measurements are approximate and should not be relied upon for carpets and furnishings.  
These plans are for representation purposes only and no responsibility can be given for errors and omissions.

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These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market , all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

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		
71	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		
74	74	
England & Wales		
EU Directive 2002/91/EC		