



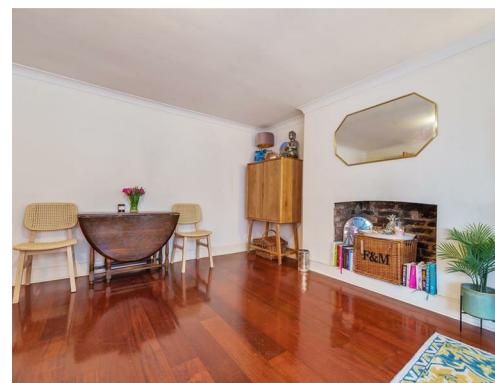
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St. James Road, Surbiton, KT6 4QH

TO LET

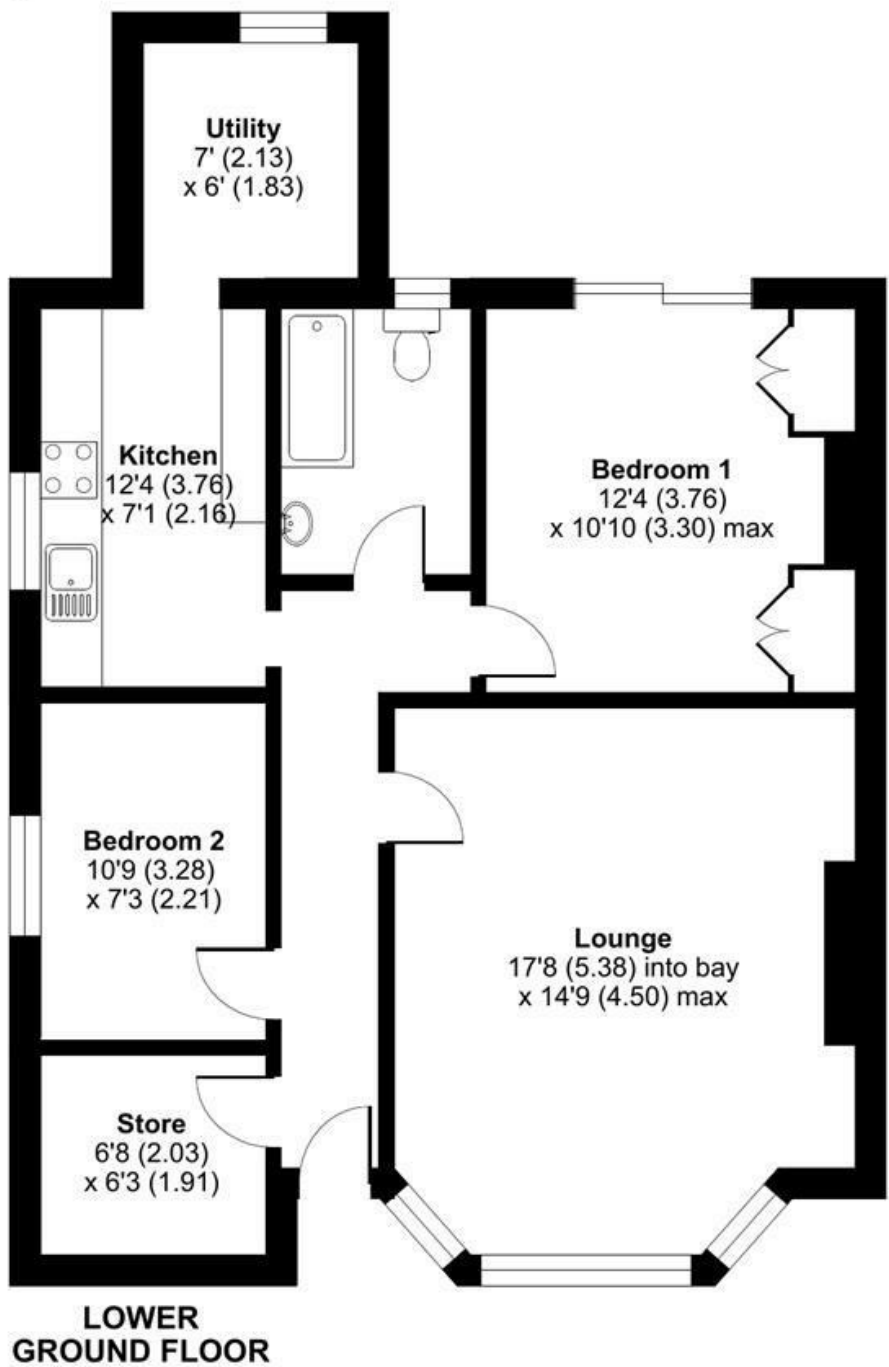
A spacious and well presented two-double bedroom period garden floor apartment with a dedicated off-street parking space. Located within the heart of Surbiton, only moments from the mainline station and high street. The many benefits include a large living room with ample sitting and dining space a bay window and fireplace. The generous sized kitchen includes the additional benefits of a laundry/utility area. The spacious main bedroom has fitted wardrobes and there is also a second double bedroom. The white bathroom suite has a shower over the bath. There is also a large storage room accessed from the welcoming entrance hallway. New double glazing and gas central heating. Dedicated parking to the side of the property and a secluded communal garden to the rear. The property is offered furnished and is available from mid July. Council tax band D.

£1,695 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: C

St. James' Road, Surbiton, KT6

Total = 851 sq ft / 79 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 962622

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		
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		