



MatthewJames

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



St Marys Road, Surbiton, KT6 4JF

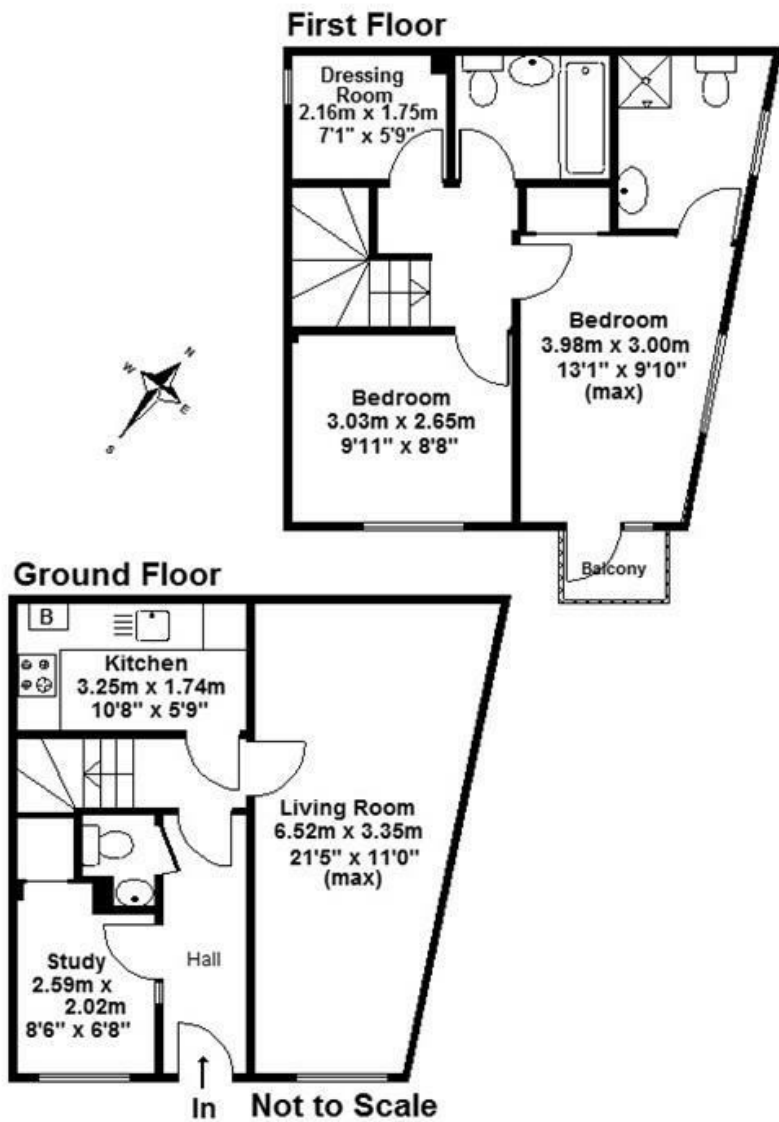
TO LET

A well presented two/three bedroom, two bathroom end of terrace duplex apartment, dual aspect set over two floors with a private street door. Located in the heart of Surbiton only moments' walk from the mainline station and high street. The many benefits include a contemporary fitted kitchen with integrated appliances and stone surfaces. A large lounge dining room, separate study and ground floor WC. On the first floor a master bedroom with a balcony an en-suite shower room with natural light via a window. A double second bedroom and single third bedroom. White fitted main bathroom with a shower over the bath. Gas central heating, double glazing a right to park in the underground car park and a 24/7 concierge service. An outstanding contemporary home which is offered unfurnished and is available from early March. Council Tax Band E

£2,050 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: B

St Marys Road, Surbiton, KT6 4JF



Approximate Gross Internal Floor Area:
80m sq (860sq 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.

© Copyright: Drawing Rooms 2016

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		
82		84
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		
82		83
England & Wales		
EU Directive 2002/91/EC		