



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



22-24 Kingsdowne Road, Surbiton, KT6 6LA

TO LET

A spacious and newly decorated two double bedroom two bathroom top floor conversion apartment set in a grand Victorian house with off street parking. Located on a leafy road within walking distance of Surbiton mainline station and high street with local shops on the 'door step'. The many benefits include a very large living room with tall ceilings and an impressive walk in bay window. The separate modern kitchen is set on a mezzanine level with a built in oven hob and hood. There is large master bedroom with built in wardrobes and an en-suite shower room and a large double second bedroom. A modern white main bathroom suite with a shower over the bath. Gas central heating. Parking and a well maintained communal garden. The property is offered unfurnished and is available immediately.

£1,550 Per Calendar Month per calendar month (other fees may apply)

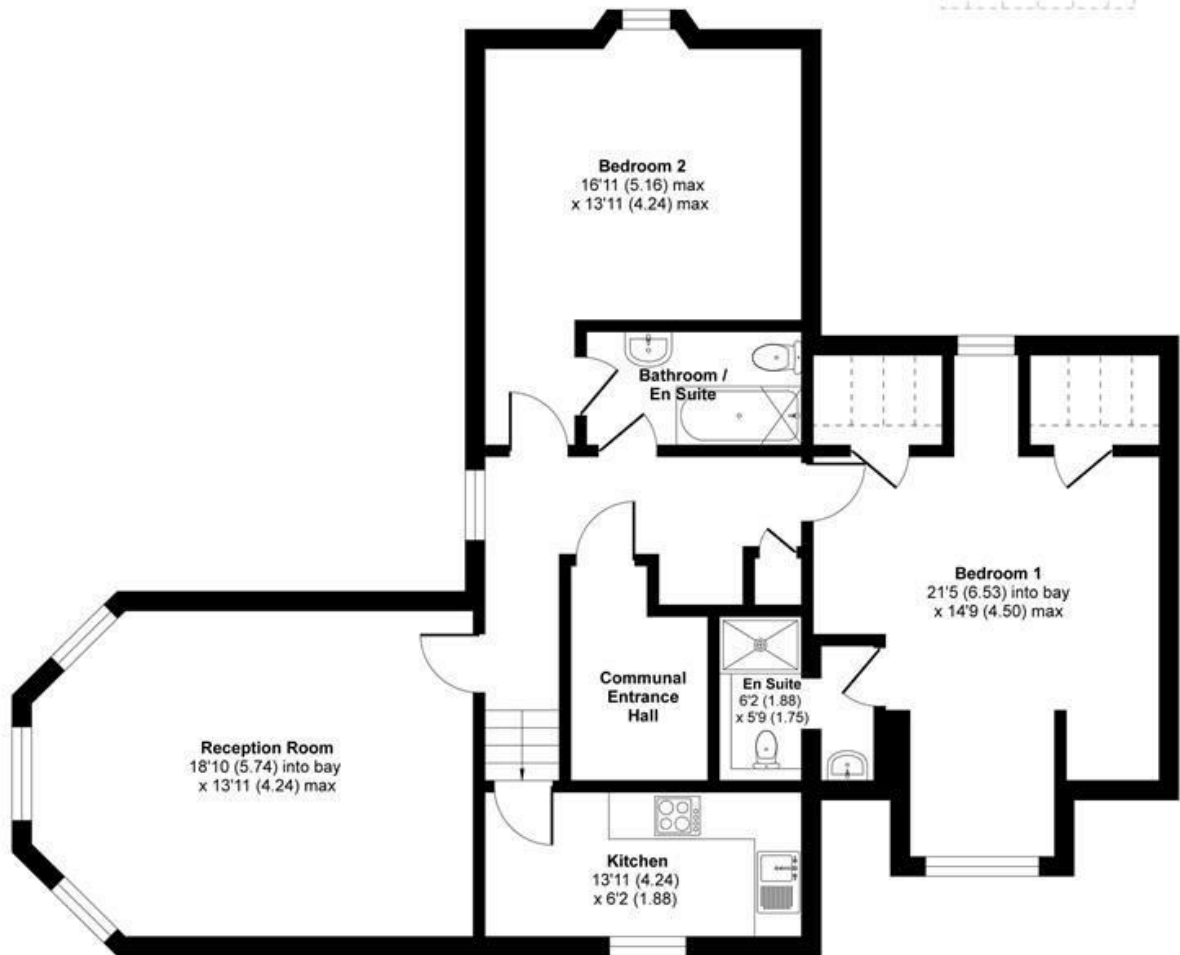
EPC Rating: D

Kingsdowne Road, Surbiton, KT6

Approximate Area = 1029 sq ft / 96 sq m
Limited Use Area(s) = 36 sq ft / 3 sq m
Total = 1065 sq ft / 99 sq m
For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Matthew James. REF: 777762

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.

