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## Grove Road, Surbiton, KT6 4DW

**TO LET**

**\*\*VIDEO VIEWING AVAILABLE\*\*** An outstanding, spacious two double bedroom first floor conversion apartment set in a grand Victorian house with parking. Located on one of Surbiton's highly desirable tree-lined river roads with the meandering Thames a 'stones throw away'. Surbiton mainline station and high street are also within a short walk. The many benefits include a stunning reception room with tall ceilings a walk in bay window offering ample sitting and dining space. A separate modern fitted kitchen with integral appliances and an arched sash window. A large master bedroom also with a walk in bay window and fitted wardrobes. Plus a double second bedroom. There is a modern white shower room with a large walk in shower. Gas central heating. Well maintained communal hallways and outside communal seating area to the rear and parking. The property is offered unfurnished and is available immediately.

**£1,350 Per Calendar Month per calendar month (other fees may apply)**

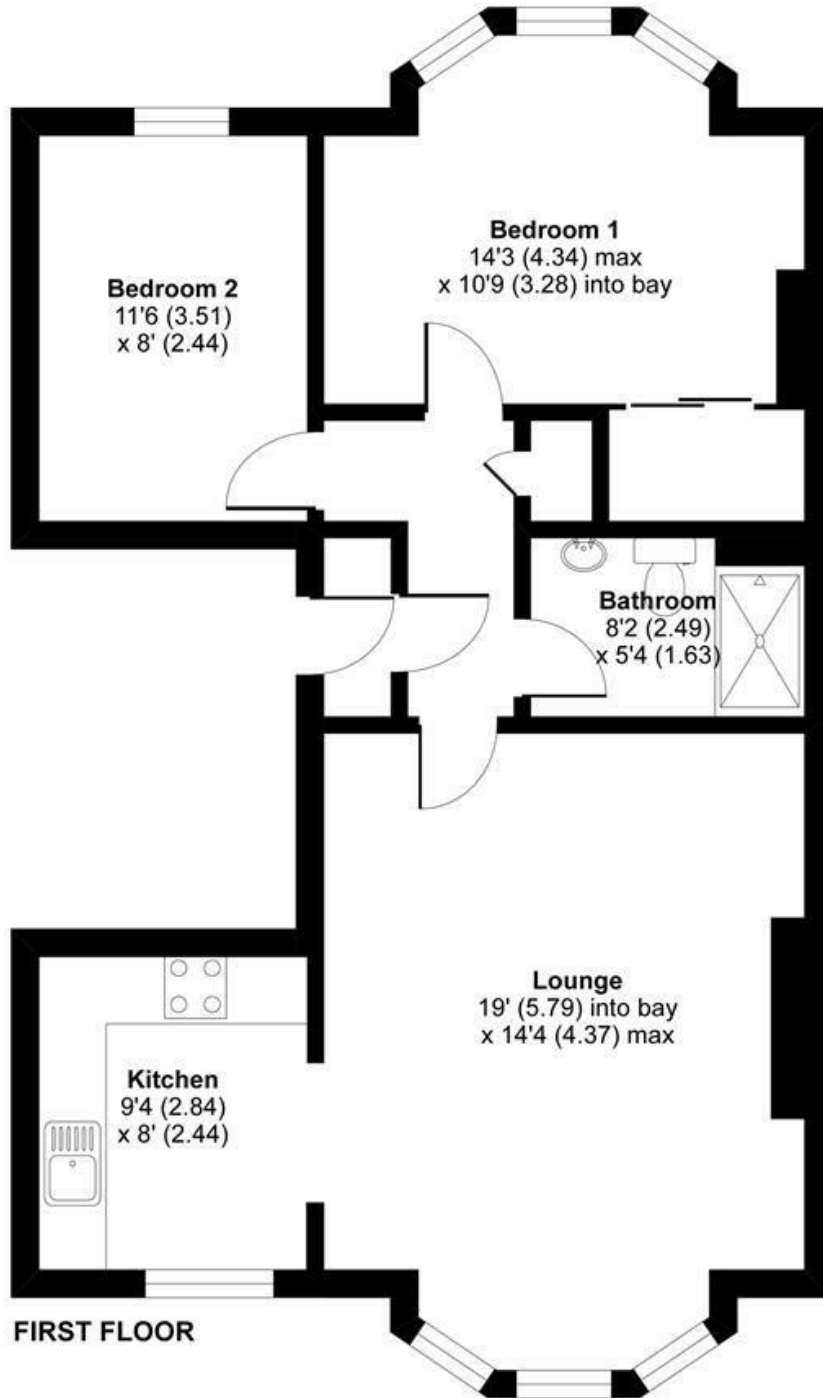
**EPC Rating: C**

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Approximate Area = 710 sq ft / 65.9 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). © nrichcom 2020. Produced for Matthew James. REF: 654952

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		69	79
		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC	