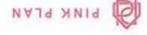


Important Information  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

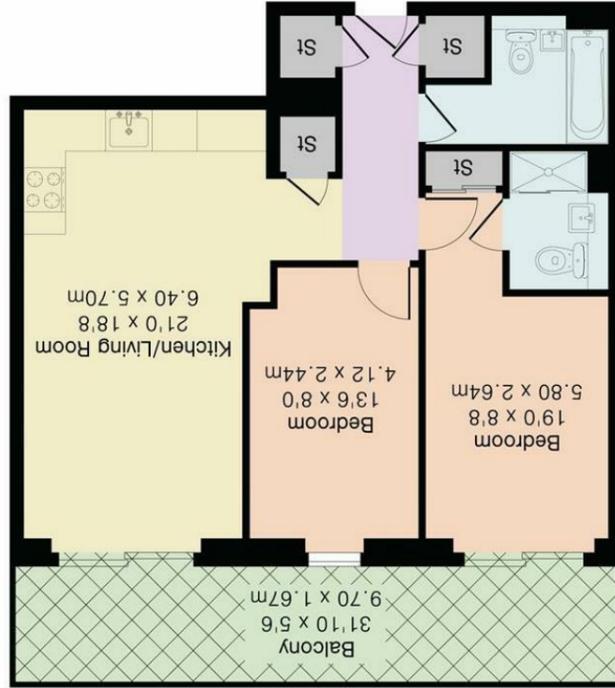
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 G 100-139 kWh/m <sup>2</sup> per year 100-139 g/m <sup>2</sup> per year	 4 100-139 g/m <sup>2</sup> per year



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Third Floor



Approximate Gross Internal Area 649 sq ft - 60 sq m



34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444



St. Mary's Road,  
 Surbiton, Surrey, KT6 4JG



- Two Double Bedrooms
- Two Bathrooms Including An Ensuite
- Full Width Private Balcony
- Spacious Open-Plan Kitchen/Diner/Living Room
- South-Facing Aspect
- Short Walk From Surbiton Train Station & High Street
- Lift Access
- Modern Throughout
- Council Tax Band - C
- EPC - B



£2,250 Per Calendar Month

St. Mary's Road,  
Surbiton,  
Surrey,  
KT6 4JG



### Description:

Gibson Lane are proud to present to market this delightful two double bedroom flat on St. Mary's Road, Surbiton offering a perfect blend of comfort and convenience. This property boasts a well-thought-out layout that maximises space and light with its south-facing aspect.

The two spacious bedrooms make the property ideal for a professional couple or single individual needing additional space for a spare room or home office, alternatively this flat will also work well for a small family. The flat benefits from a spacious main bathroom as well as an ensuite to the master bedroom. Additional benefits include a full width south facing balcony accessible from the master bedroom as well as the living room and lift access to the flat adding an extra layer of convenience making the flat easily accessible.

Surbiton has a vibrant community and excellent transport links, making it an ideal location for commuters wanting to benefit from the fast trains into London Waterloo and families alike. With local shops, parks, and amenities just a stone's throw away, you will find everything you need within easy reach.

### Location:

St Mary's Road is situated in the heart of Surbiton just a short walk from the High Street and Surbiton train station which offers direct fast trains to London Waterloo. All amenities are within a very short walk which is an ideal location for commuters who need to be in reach of the city along with the Surrey countryside.

**Furnishing:** Unfurnished

**Local Authority:** Kingston upon Thames

**Council Tax Band:** C

**Available Date:** 12th December 2025

**Deposit:** £2,596

**Tenancy Term:** Long Term

