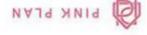


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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.

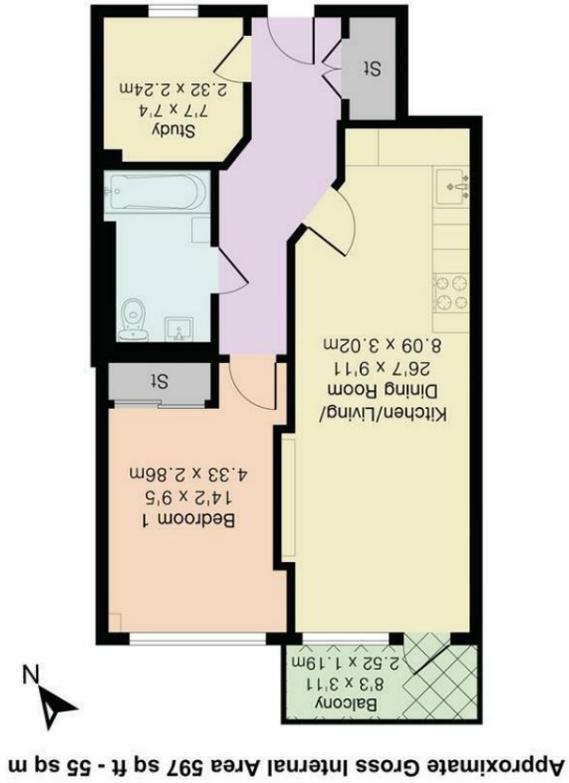
Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	B



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.



Second Floor



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



- Open-Plan Kitchen/Diner/Living Room
- One Double Bedroom
- Lift Access
- Modern Apartment
- Office/ Study room
- Private Balcony
- Cupboard With Washing Machine And Dryer
- Short Walk From Surbiton Train Station & High Street
- Council Tax Band - C
- EPC - B



£1,700 Per Calendar Month

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



Description:

Gibson Lane are proud to present to market this delightful one double bedroom flat on St. Mary's Road, Surbiton. The flat features a generously sized living space with integrated appliances and one double bedroom, complete with fitted wardrobes that provide ample storage space.

The flat is finished to a high standard throughout and benefits from an additional room, which is great for an office or extra storage, a cupboard with a separate washing machine and dryer and a private balcony.

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. 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: 15th May 2026
Deposit: £1,961
Tenancy Term: Long Term

