

# Leaders

First In Letting

[www.leaders.co.uk](http://www.leaders.co.uk)

# Leaders

First In Letting

[www.leaders.co.uk](http://www.leaders.co.uk)



## Leaders

19/21 Claremont Road, Surbiton, KT6 4QR

Tel: 0208 296 9111 Fax: 0208 296 0705

email: [surbiton@leaders.co.uk](mailto:surbiton@leaders.co.uk)

[www.leaders.co.uk](http://www.leaders.co.uk)



**Leaders Mortgages**

Just another reason why we are First in Letting.

[www.leaders.co.uk/mortgages](http://www.leaders.co.uk/mortgages)

The Leaders guide to  
**Buy To Let**

in Surbiton



## Investing in Surbiton

Surbiton is a commuter town in the Royal Borough of Kingston upon Thames surrounded by plenty of green space with Richmond, Bushy and Hampton Court parks are all within walking distance. The town of Surbiton has been in existence since at least 1178.

Before the railway was built, Surbiton was little more than a farm. The town started to develop and prosper when a plan to build the main railway line down to the south coast closer to nearby Kingston was rejected by Kingston Council, fearing the detrimental effect it would have on the busy coaching trade. This resulted in the line being routed further south, through a cutting in the hill south of Surbiton.

Surbiton railway station opened in 1838, and was originally named Kingston-upon-Railway, and was only renamed Surbiton to distinguish it from the new Kingston station on the Shepperton branch line which did not open until 1 January 1869.

### Entertainment

Surbiton is an eclectic mix of bistro style cafes, bars and restaurants as well as scenic parks, local shops and diverse architecture. You can experience the hustle and bustle of the local farmers market and the busy High Street, or relax in a trendy bar on the popular Maple Road and take a stroll along the banks of the River Thames. Kingston town centre is only moments away with its large Shopping Centre and excellent night life.

### Transport Links

Surbiton station is on a main line, ideally situated to reach London Waterloo, Portsmouth or Southampton in about 15 - 20 minutes on the fast train. There are up to 12 trains per hour into London during peak times.

Heathrow airport is just 40 minutes away by a direct bus service from nearby Kingston. Easy access to the A3 provides links to major motorways such as the M25 and M3 as well as being within a short drive of London.



## What to buy

Please note that the figures quoted below are correct at the time of going to print however, because property prices, rental values and demand can vary dramatically depending on area and road, it is important that they are used as a guide only. For information relevant to your specific requirements, please speak to our experienced Letting Consultants who have excellent knowledge of the local market and will be happy to advise you.

Type of Property	Demand	Purchase Price (approximate)	Rent Ranges
Studio	Medium	£140K - £160K	£ 550 - £ 750 pcm
One bed (conversion)	High	£170K - £200K	£ 750 - £ 950 pcm
One bed (purpose built)	High	£180K - £200K	£ 750 - £ 950 pcm
Two bed (conversion)	High	£250K - £300K	£ 850 - £1350 pcm
Two bed (purpose built)	High	£220K - £270K	£ 850 - £1350 pcm
Two bed (House)	High	£300K - £350K	£ 900 - £1350 pcm
Three bed (Semi/Terrace)	High	£320K - £400K	£1100 - £1850 pcm
Four bed (detached)	Medium	£600K - £800K	£1800 - £3000 pcm

## Presentation

Tenants are very discerning and look for good quality fixtures and fittings, presented in clean and tidy order with tasteful décor. Properties are best presented in neutral colours such as cream, beige or white which will appeal to most tastes. Plain carpets or wooden flooring are most popular. As a minimum, the property must have a cooker or oven and hob and carpets.

