



Matthew James

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



The Avenue, Surbiton, KT5 8JG

An excellent two double bedroom upper ground floor conversion apartment with lots of character, set in a grand Victorian house with a balcony, and a large communal garden. Located within walking distance of Surbiton mainline station and high street. The many benefits include a lovely living room with sitting and dining space, tall ceilings and French doors opening to a small balcony. A separate modern fitted kitchen with integral appliances. A master bedroom again with tall ceilings and French doors opening to a decorative balcony plus a similar double second bedroom. Generous loft and under-stairs storage space. A modern white bathroom with a shower over a corner bath. Gas central heating and double glazing. A large secluded, well maintained communal garden to the rear with sheds. Parking at the front on a first come first serve basis. Sold with a Share of the Freehold a lease in excess of 900 years and no onward chain. Council tax band C. We are informed the current service charge is £100 per month.

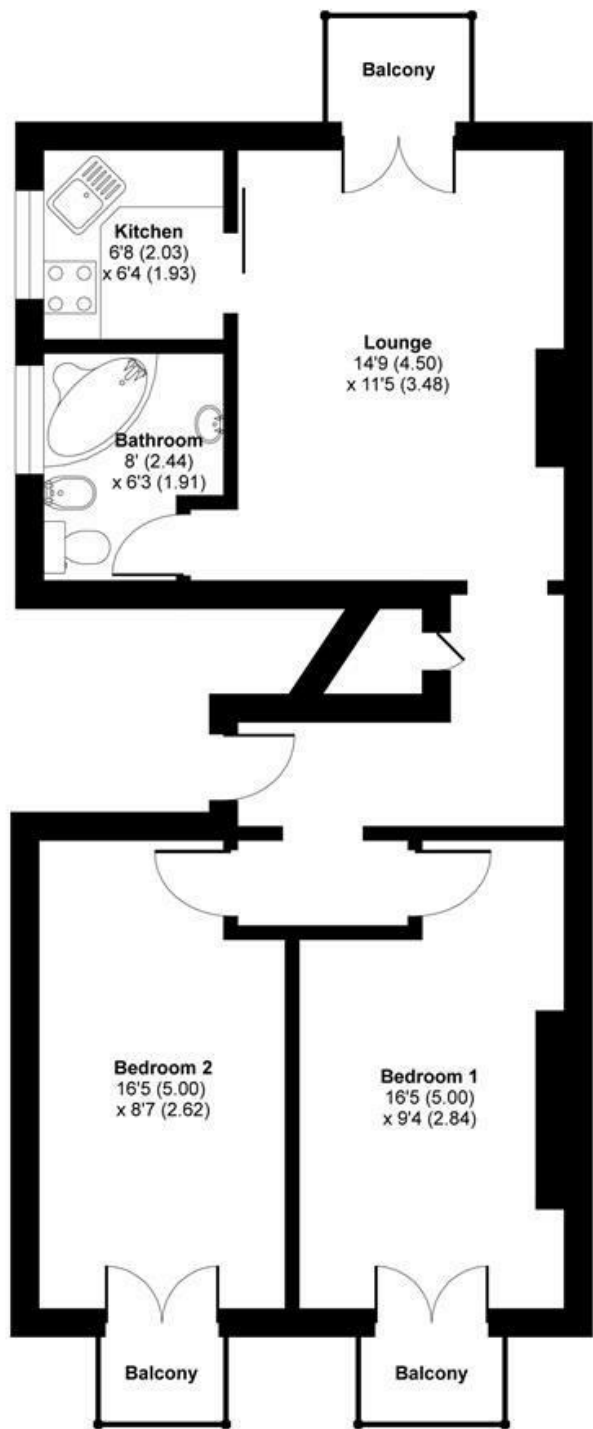
Guide Price £425,000 Leasehold - Share of Freehold

EPC Rating: C

The Avenue, Surbiton, KT5

Approximate Area = 668 sq ft / 62.1 sq m

For identification only - Not to scale813



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Matthew James. REF: 709169

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		