



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



Avenue South, Surbiton, KT5 8PJ

A stunning, spacious one bedroom top floor conversion apartment with a large private roof terrace and a garage. Located in a residential area within walking distance of Surbiton mainline station. The many benefits include a lovely living room with ample sitting and dining space. Above this room is a mezzanine which would be ideal as a study or snug. There is a separate sleek contemporary kitchen with integral appliances, stone surfaces and French doors opening to the roof terrace. The large bedroom includes fitted wardrobes. There is a white and stone bathroom suite with a shower over the bath and a welcoming entrance hall. Gas central heating and double glazing. The large roof terrace offers lounge and dining space and far-reaching views. There is a newly built garage with power and light to the rear of the property. Council tax band C. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the current service charge is £150 per month. An outstanding home.

Guide Price £400,000 Leasehold - Share of Freehold

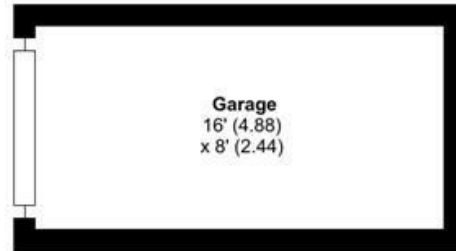
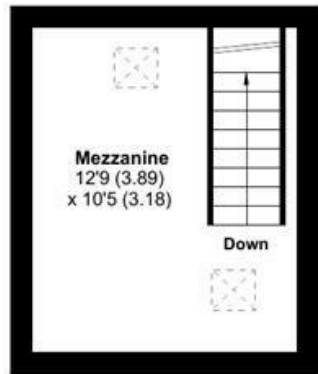
EPC Rating: E



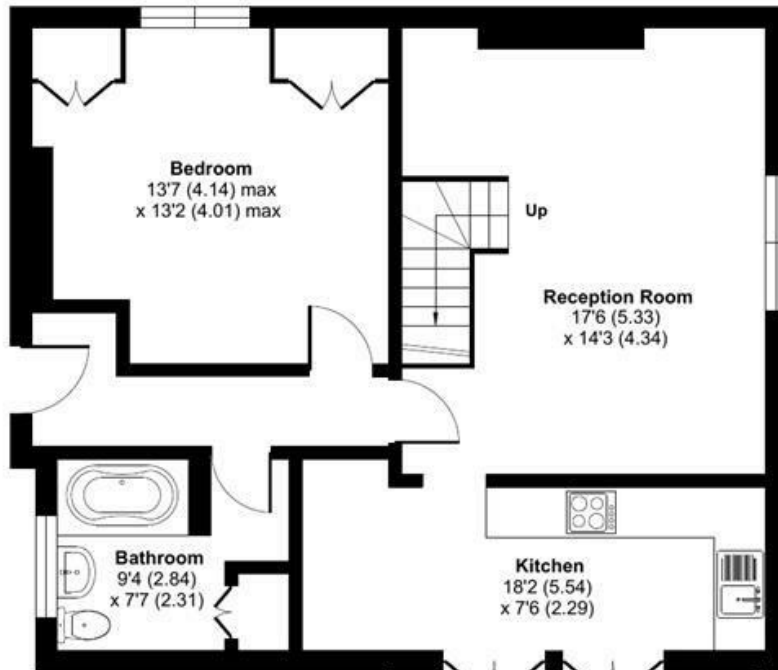
Avenue South, Surbiton, KT5

Approximate Area = 955 sq ft / 88 sq m (includes garage)

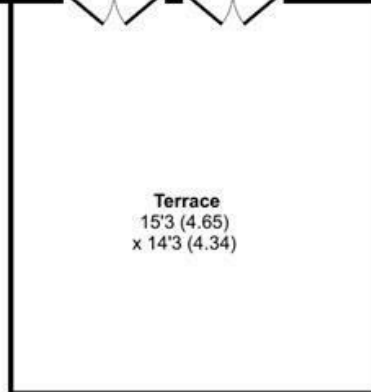
For identification only - Not to scale



MEZZANINE



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 939194

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		46	62
(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	