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## Langley Avenue, Surbiton, KT6 6QL

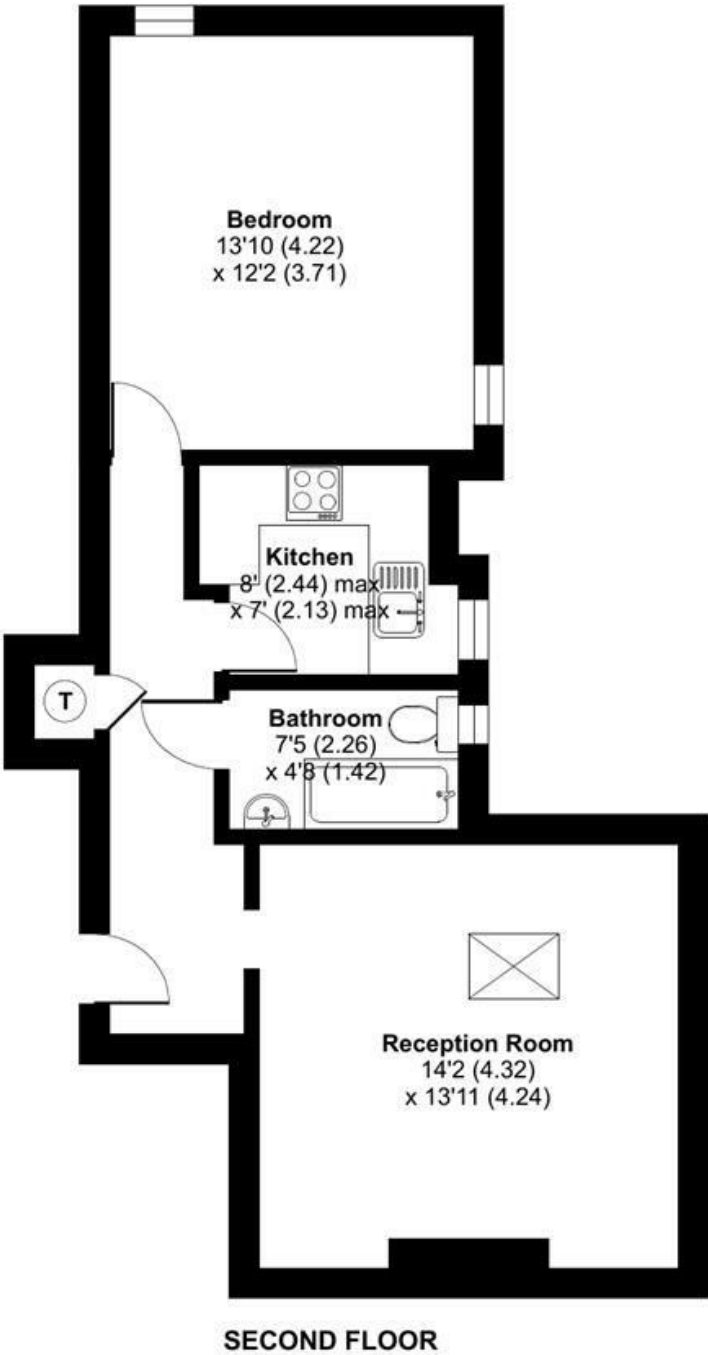
An excellent, spacious one bedroom top floor conversion apartment with good accommodation, a separate kitchen, allocated parking space and a large communal garden. Set in a grand detached Victorian house on a tree-lined avenue within walking distance of Surbiton mainline station and high street. The many benefits include a good-sized living room with sitting and dining space. There is a separate, modern fitted kitchen with an integral oven and hob. A spacious double bedroom and a stylish white bathroom suite. Gas central heating. Externally, there is a large, well maintained communal garden and parking. Sold with a lease of approx. 150 years. Council Tax Band C. We are informed the current service charge is approx. £115 per month. No onward chain.

**Guide Price £319,950 Leasehold**

**EPC Rating:**

# Langley Avenue, Surbiton, KT6

Approximate Area = 553 sq ft / 51.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 1000846.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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