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## The Avenue, Surbiton, KT5 8JL

An outstanding, well presented, spacious two-bedroom ground floor conversion apartment with direct access to a private patio leading on to a lovely communal garden and parking. Set in a grand detached Victorian house. Located on a tree lined avenue within walking distance of Surbiton mainline station and high street. The many benefits include a large lounge dining room with grand high ceilings and French doors to the garden. A modern fitted kitchen breakfast room with integral appliances and a door to the garden. A large main bedroom with a high ceiling, shutters and sash windows, plus a small second bedroom with a door to the garden. There is a beautiful white and stone bathroom suite with a shower over the bath. Gas central heating. Well maintained enclosed communal garden and parking space. Sold with a Share of the Freehold and a lease in excess of 900 years. Council tax band C. We are advised the service charge is approx. £250pcm. No onward chain.

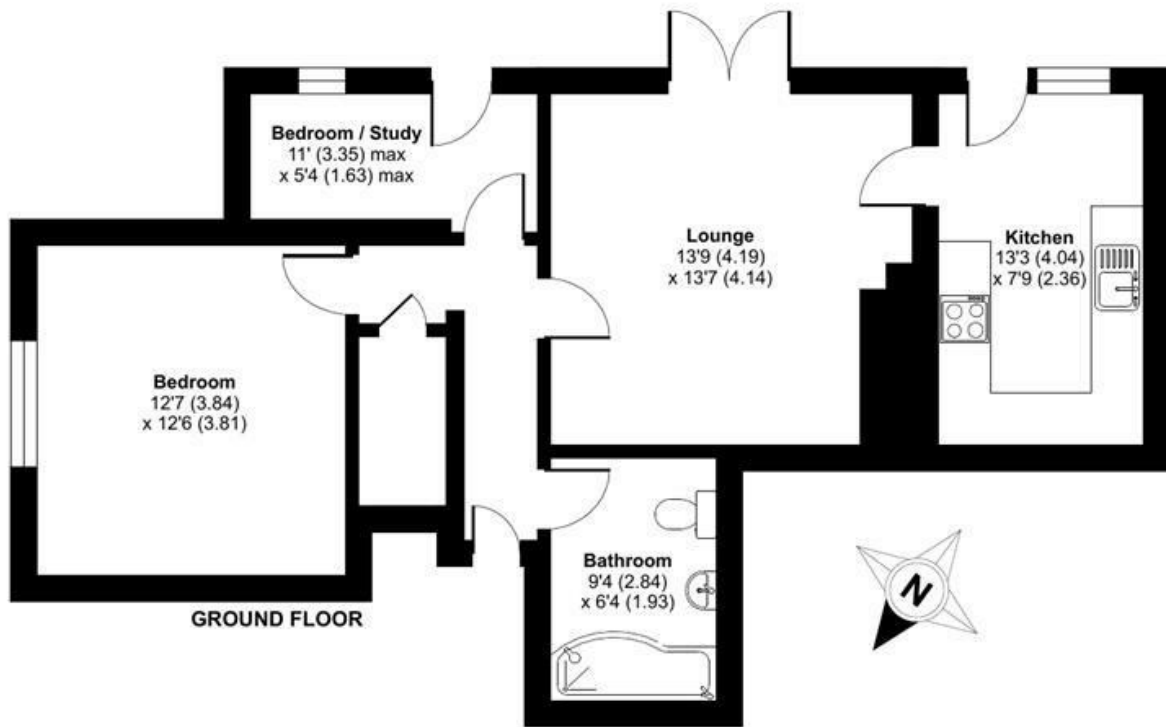
**Guide Price £399,950 Leasehold - Share of Freehold**

**EPC Rating: D**

# The Avenue, Surbiton, KT5

Approximate Area = 668 sq ft / 62.1 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: 1050831

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
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>			<b>71</b>
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC	