



# Matthew James

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## Langley Road, Surbiton, KT6 6LN

An outstanding, spacious two double bedroom conversion apartment set in a detached 'Landmark' building with direct access to a private sun terrace and communal garden. Located within walking distance of Surbiton mainline station and high street with local shops on the 'doorstep'. The numerous benefits include a very sizeable reception room with defined dining and lounge area and French doors opening to the terrace. A very good size fitted kitchen with integral appliances. A large main bedroom master bedroom and a good size second bedroom. There is a sumptuous white and stone bathroom suite with a shower over the bath. Gas central heating and double glazing. A private terrace and large well maintained communal garden to the rear. Parking on a 'first come first serve' basis. Sold with a Share of the Freehold and a lease of approx. 105 years. - Council Tax Band E - We are advised the current services charge is £1891 pa.

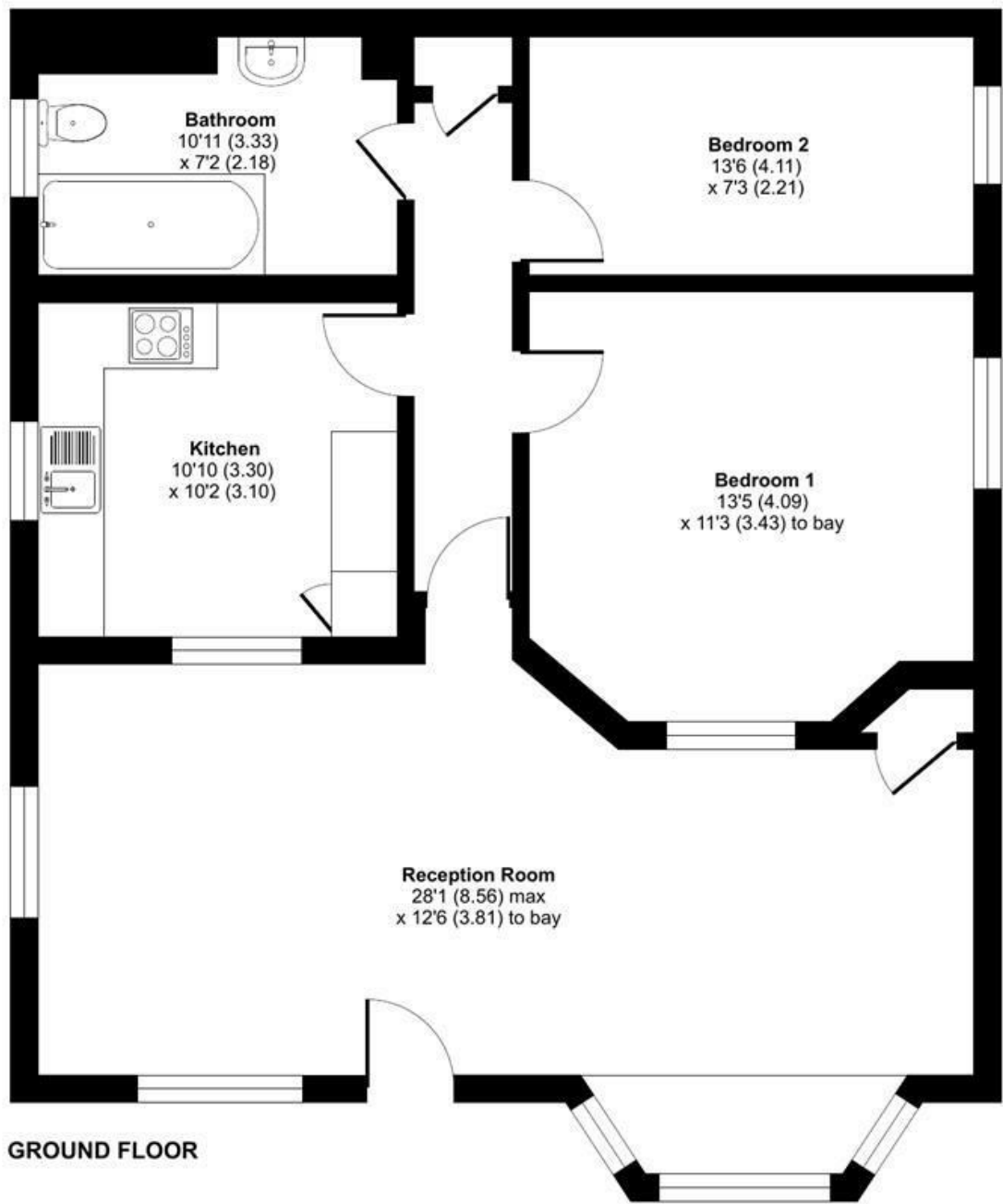
**Guide Price £415,000 Leasehold - Share of Freehold**

**EPC Rating: C**

# Langley Road, Surbiton, KT6

Approximate Area = 921 sq ft / 85.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Matthew James. REF: 880807

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		