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Berrylands Road, Surbiton, KT5 8PA

A spacious one bedroom top floor conversion apartment set in a large Victorian house. Located within walking distance of Surbiton mainline station and high street with local shops and amenities on the 'doorstep'. The many benefits include a large open plan living room which includes a modern fitted kitchen with a built in oven-hob-hood, plus ample sitting and dining space. There is a good size double bedroom with fitted wardrobes a landing with room for a desk/work from home space. There is a modern white bathroom suite with a shower over the bath. Gas central heating and double glazing. We are informed the service charge is approx. £100 per month and the lease approx. 930 years. Council tax band C.

Guide Price £325,000 Leasehold

EPC Rating: C

Berrylands Road, Surbiton, KT5

Approximate Area = 560 sq ft / 52 sq m
Limited Use Area(s) = 16 sq ft / 1.5 sq m
Total = 576 sq ft / 53.5 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: 1032366.

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		
75	78	
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		