

# Guilford Avenue, Surbiton, KT5

## Monthly Rental Of £1,750 Share of Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



### Summary:

Ivy Gate are delighted to introduce to the market this beautifully presented two double bedroom Victorian Conversion flat in close proximity to Surbiton High Street. This great first floor apartment benefits from some wonderful period features including high ceilings and large windows with stained glass features. New Everest double glazing installed in 2016 with lifetime guarantee provides energy efficiency whilst maintaining the period design. The property comprises; grand entrance hallway, large reception room with bay window, master bedroom with built in storage, large modern kitchen, modern family bathroom, a further double bedroom and access to a large communal garden. Tastefully decorated, the apartment is in close proximity to Surbiton High Street as well as Surbiton mainline station and Berrylands station

**Excellent decorative condition**

**Two double bedrooms**

**Modern kitchen and bathroom**

**First floor Apartment**

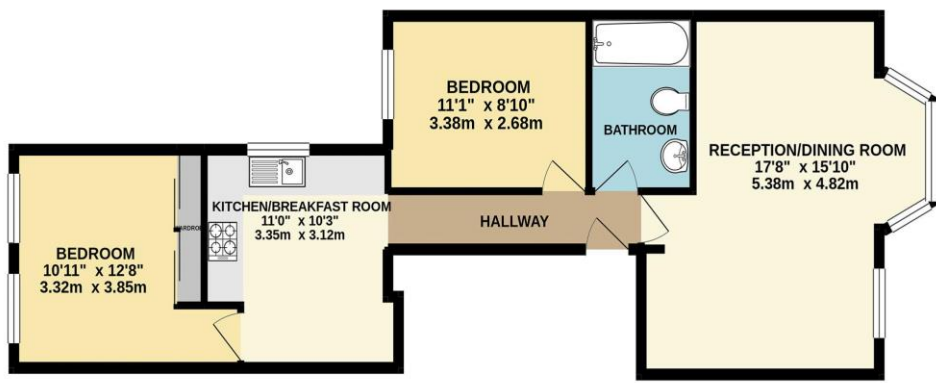
**Communal garden**

**Newly installed windows**

# Guilford Avenue, Surbiton, KT5

## Monthly Rental Of £1,750 Share of Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception



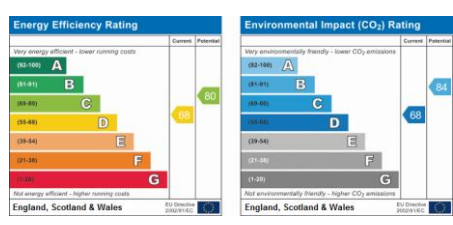
TOTAL FLOOR AREA : 647 sq.ft. (60.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2020

Tenure: Share of Freehold

Council Tax: C

Local Authority: Kingston upon Thames

EPC Rating: D



**MONEY LAUNDERING REGULATIONS 2003**  
 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.