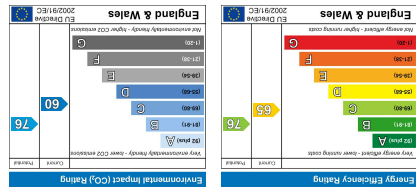




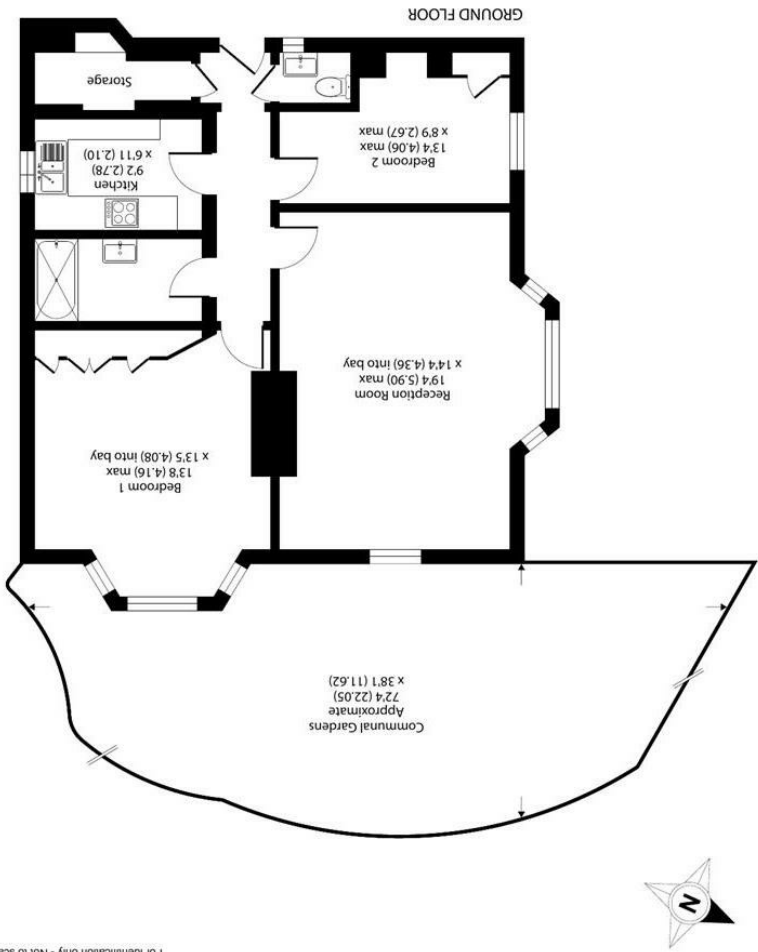
Avenue South
Surbiton KT5 8PJ

gibson lane

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444



Approximate Area = 832 sq ft / 77.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © Redcom 2025.
Produced for Gibson Lane, REF: 1312737

Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.





Guide Price £395,000

- Victorian Conversion Apartment
 - Two double bedrooms
 - Many period features
 - Off street parking
 - Communal Garden

* Tenure: Leasehold
- Ground Floor
 - Close To Transport Links
 - 997 Year Lease
 - EPC rating - D
 - Council Tax Band - D

* Local Authority: Kingston upon Thames

Description

A beautiful Victorian house converted into a spacious two bedroom apartment, with many period features such as an original fire place and ornate bay windows in the living room. This property benefits from two double bedrooms, fitted wardrobes and a vast amount of storage. Modern Kitchen, bathroom and separate WC. This wonderful property also offers a communal garden and off street parking.

Situation

Avenue South is a highly sought-after residential street located in the heart of Surbiton’s popular KT5 postcode. This leafy, well-maintained avenue is known for its peaceful suburban charm while offering excellent connectivity to Central London and the wider Kingston borough. The area is particularly popular with families and professionals, thanks to its proximity to outstanding local schools, including the well-regarded Tolworth Girls’ School and St Matthew’s CoFE Primary. Avenue South is within walking distance of both Surbiton and Tolworth stations, providing fast and frequent rail services to London Waterloo in as little as 17 minutes. Residents benefit from a wealth of nearby amenities, including a variety of independent shops, cafés, and supermarkets. The bustling Surbiton high street is just a short distance away, offering a mix of dining, retail, and leisure options. Green spaces such as Victoria Park and Alexandra Recreation Ground are nearby, perfect for outdoor activities and family time. With its blend of tranquility, community spirit, and superb transport links, Avenue South represents an ideal location for those seeking a balanced lifestyle in a well-connected suburban setting.

