



**Guilford Avenue, Surbiton, KT5 8DQ**

**welcome to**

**Guilford Avenue, Surbiton**

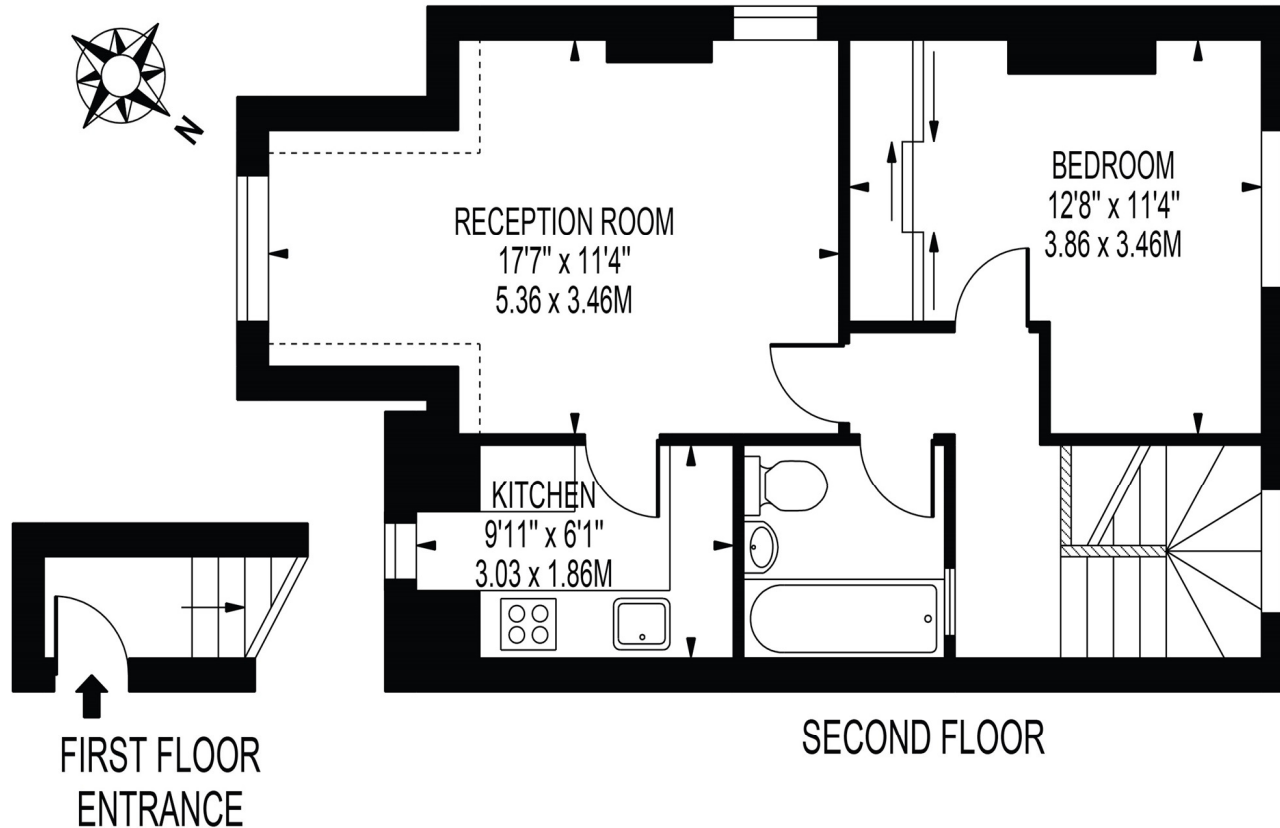
This wonderfully charming double bedroom top floor apartment resides within a Victorian building which is located just 0.6 miles from Surbiton Station. With the additional benefits of charmingly characteristic feature throughout as well as a chain free; this property is certain to be very popular.



# GUILFORD AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 512 SQ FT - 47.54 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 12 SQ FT - 1.08 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Located just 0.6 miles from Surbiton's Rail Station as well as its vibrant town centre; this double bedroom top floor apartment resides within a wonderfully charming Victorian building which has recently benefited from a new roof.

The heart of the home lies within the vastly open living/dining area that benefits from an unlimited amount of natural light throughout the day whilst allowing an ample amount of space for living and dining furniture. Adjoining the living area is a practically sized modern kitchen which includes a boiler that was installed not long ago.

Completing this wonderfully unique apartment is the sizable double bedroom that comes complete with a breath taking fire place which only adds to the characteristic appeal of the home as well as a contemporary three piece family bathroom.

With the additional benefit of a chain free sale, this property is guaranteed to be incredibly popular so immediate inspection is advised to avoid disappointment.

welcome to

## Guilford Avenue, Surbiton

- Large Double Bedroom
- Top Floor Apartment
- Charming & Stylish Condition Throughout
- Chain Free & Share of Freehold
- 0.6 Miles To Surbiton Rail Station

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£325,000**



**view this property online** [barnardmarcus.co.uk/Property/SUR107779](https://www.barnardmarcus.co.uk/Property/SUR107779)

Please note the marker reflects the postcode not the actual property



Property Ref:  
SUR107779 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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**020 8390 8181**



[Surbiton@barnardmarcus.co.uk](mailto:Surbiton@barnardmarcus.co.uk)



5A Surbiton Parade St. Marks Hill, SURBITON,  
Surrey, KT6 4RB



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**