



Balaclava Road, Surbiton, KT6 5PN

welcome to

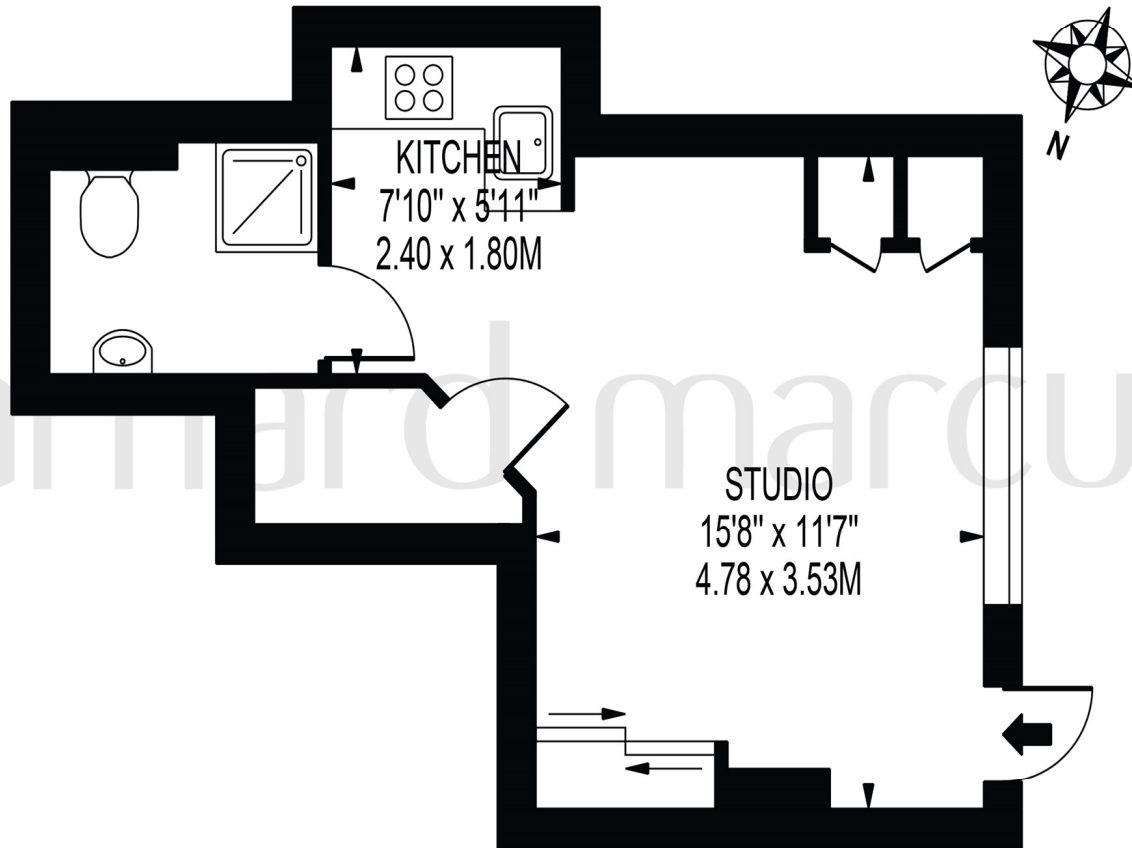
Balaclava Road, Surbiton

Ideally located on the peaceful and tree-lined Balaclava Road in Surbiton, this delightful ground floor studio apartment offers a perfect blend of comfort, style, and convenience.



BALACLAVA ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 288 SQ FT - 26.76 SQ M



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.
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Ideally located on the peaceful and tree-lined Balaclava Road in Surbiton, this delightful ground floor studio apartment offers a perfect blend of comfort, style, and convenience. Well suited to first-time buyers and investors, this smartly designed home also boasts a rare and sought-after feature of a private patio.

Inside, the open-plan layout creates a bright and functional living space that easily accommodates living and sleeping zones. The modern kitchen features sleek cabinetry, integrated appliances, and ample storage, while the contemporary bathroom is stylish and well-appointed.

Step outside and enjoy the added bonus of your own private patio-a tranquil spot ideal for morning coffee, alfresco dining, or simply unwinding in the fresh air. Situated on the ground floor, the apartment provides easy access and added convenience in a well-maintained residential building.

Located just a short walk from Surbiton station with fast trains to London Waterloo, as well as the town's popular cafes, restaurants, shops, and the scenic Thames riverside, this is a fantastic opportunity to secure a home in one of Surbiton's most desirable streets.

welcome to

Balacava Road, Surbiton

- Studio Apartment
- Ground Floor
- Private Patio
- Walking Distance to Surbiton Station
- Close to Local Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1140.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£220,000



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Property Ref:
SUR109070 - 0005

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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Please note the marker reflects the
postcode not the actual property



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