



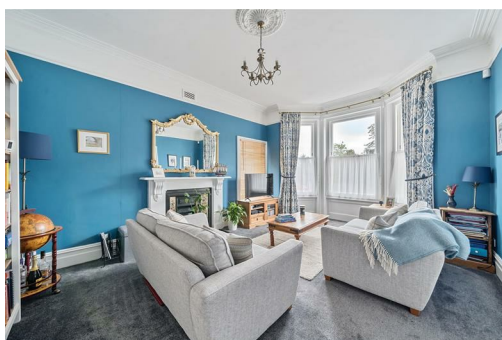
Matthew James

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Berrylands Road, Surbiton, KT5 8PA

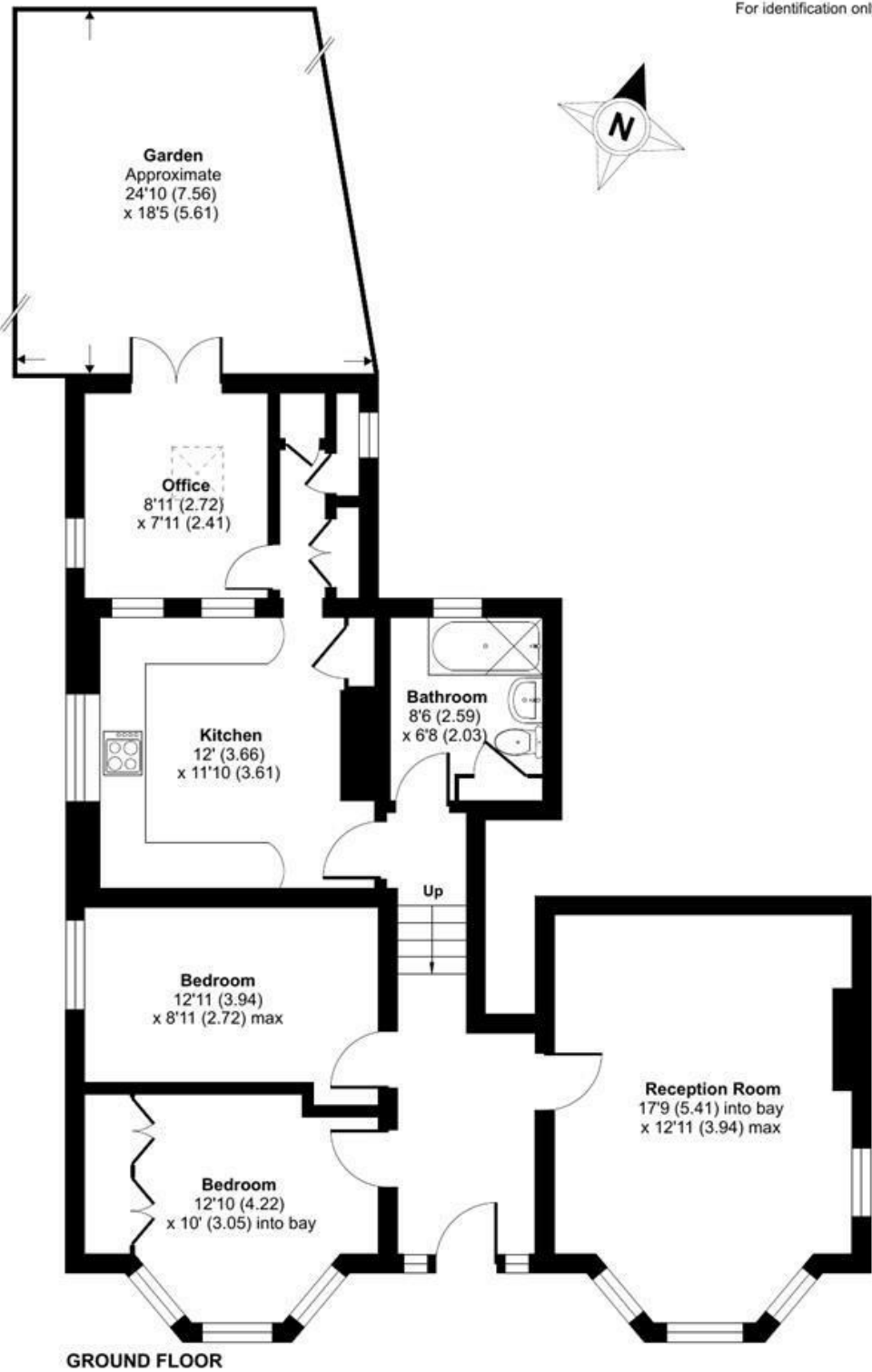
A stunning, spacious two double bedroom, two reception room conversion apartment with a private landscaped garden and parking. Occupying the ground and upper ground floor of a grand detached Victorian house. Located within walking distance of Surbiton mainline station and high street with local shops on the 'doorstep'. The many benefits include; its own private entrance. A lovely large sitting room with tall ceilings, a bay window, and a beautiful fireplace. A generous size contemporary shaker style fitted kitchen breakfast room with integral appliances and oak surfaces. There is also a separate dining room/study with French doors opening onto the garden and a utility room. The striking entrance hallway enjoys the original tiled floor. A good size master bedroom with tall ceilings, a bay window and built in wardrobes, plus a double second bedroom. A stylish white and stone bathroom suite with a shower over the bath. Gas central heating. A private enclosed landscaped garden to the rear and a parking space. Council Tax Band D. The lease is being extended to 178 years with no ground rent. A beautiful period home.

Guide Price £575,000 Leasehold

EPC Rating: E

Berrylands Road, Surbiton, KT5

Approximate Area = 879 sq ft / 81.6 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 2024. Produced for Matthew James. REF: 1123146.

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		
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	