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Avenue South, Surbiton, KT5 8PJ

A lovely, well presented one bedroom top floor conversion apartment set in a large detached Victorian house. Located within easy reach of Surbiton mainline station and high street. The many benefits include a large, light bright living room with sitting and dining space and far-reaching views. Plus a modern open-plan kitchen with integral appliances and sociable peninsular bar. There is a good size bedroom with fitted wardrobes and an en-suite bathroom with a shower above the bath. Separate wc. Gas central heating and double glazing. Well maintained communal hallways. Council tax band B. Lease 102 years, ground rent £100pa. We are informed the service charge is £1700 pa. Sold with no onward chain.

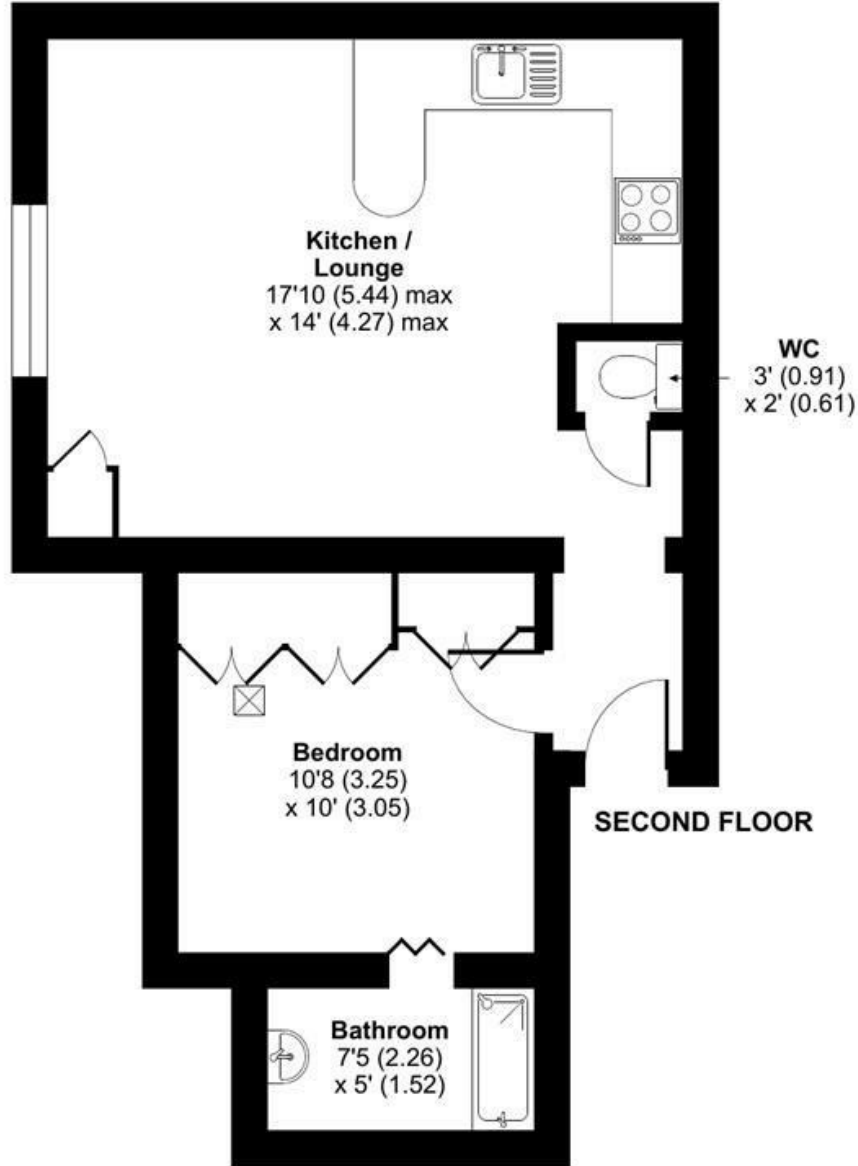
Guide Price £249,950 Leasehold

EPC Rating: C

Avenue South, Surbiton, KT5

Approximate Area = 428 sq ft / 39.8 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: 1174928

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/fittings 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		69	73
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales			
	EU Directive 2002/91/EC		