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57 Balaclava Road, Surbiton, KT6 5RS

An excellent, spacious one bedroom upper ground floor apartment with secure underground parking. Set in a grand detached building on the desirable St. James's development overlooking Victoria Park. The property is within easy walking distance of Surbiton mainline station and high street. The many benefits include a large bright living room with ample sitting and dining space. A good-sized fitted kitchen breakfast room with integral appliances. The generous size bedroom includes a large fitted wardrobe. The white bathroom suite includes a separate walk-in shower. There are well-maintained communal areas and a secure underground car park. Council tax band D. We are informed the lease is approx. 100 years. We are also advised the current service charge and ground rent are approx. £2235 pa and £272 pa. Sold with no onward chain.

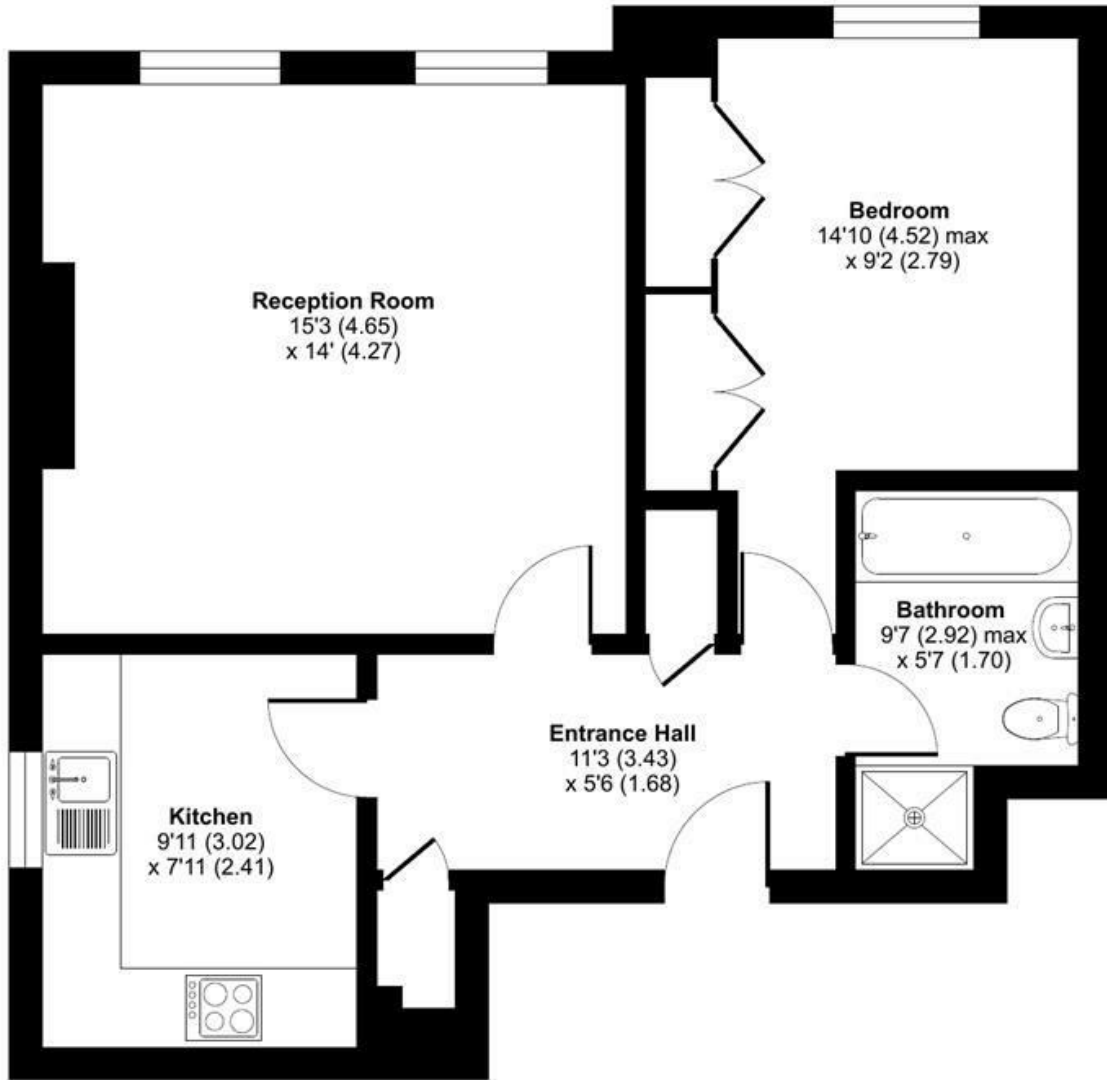
Guide Price £365,000 Leasehold

EPC Rating: C

Balaclava Road, KT6

Approximate Area = 580 sq ft / 53.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1175817

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
<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		78	78
	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		