



## Avenue Elmers, Surbiton, KT6 4SE

A very spacious three double bedroom, two bathroom penthouse style apartment set on the top floor of a grand detached Victorian house with parking. Located within a short walk of Surbiton mainline station and high street. The many benefits include; An impressive expansive open plan living room with ample sitting and dining space as well as a sleek contemporary kitchen with integral appliances and stone surfaces. There is a welcoming entrance hallway leading to all bedrooms. The main bedroom has fitted wardrobes and a sumptuous white and stone en-suite shower room. There are two very further good size double bedrooms and a coordinating main bathroom. Gas central heating and double glazing. Well maintained communal areas and parking to the rear of the building. Council Tax Band E - Lease length approx. 116 years - Ground Rent £350pa - We are informed the service charge is £4,000 pa. Sold with no onward chain.

**Guide Price £625,000 Leasehold**

**EPC Rating: B**

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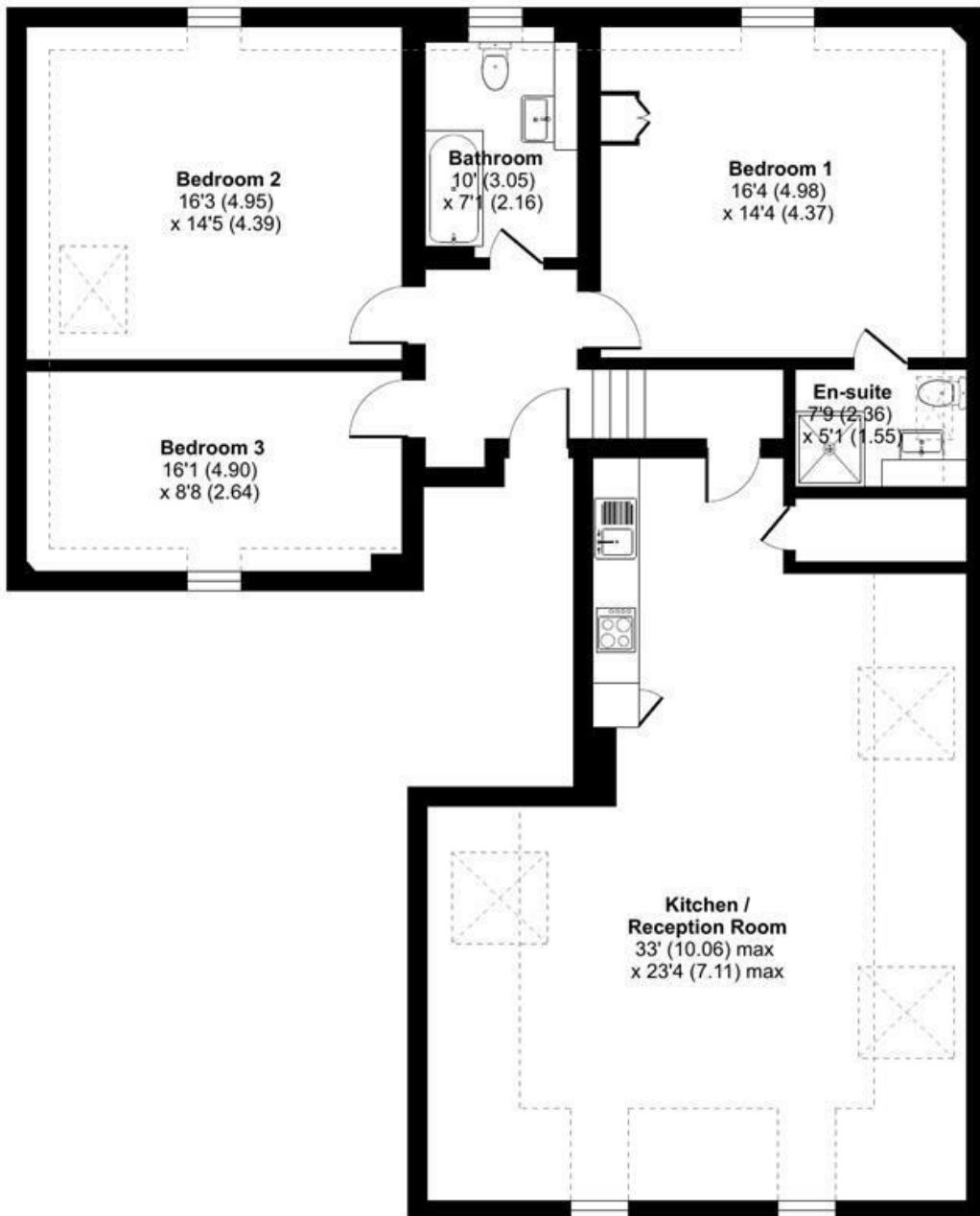
Denotes restricted head height

Approximate Area = 1168 sq ft / 109 sq m

Limited Use Area(s) = 311 sq ft / 29 sq m

Total = 1479 sq ft / 138 sq m

For identification only - Not to scale



## FOURTH FLOOR

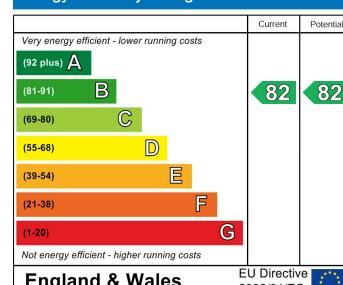


Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.  
Produced for Matthew James. REF: 863955

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



### Environmental Impact (CO<sub>2</sub>) Rating

