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Langley Avenue, Surbiton, KT6 6QW

An outstanding, beautifully presented four-bedroom, two-bathroom top-floor conversion apartment with a private garden and a garage. Set in a grand detached Victorian house on a wide tree-lined avenue within the highly desirable Southborough area of Surbiton, the mainline station and high street are within walking distance. The numerous benefits include a contemporary high-gloss kitchen with integral appliances and stone work tops. There is a spacious, delightful living room with a period fireplace. A master bedroom suite with an en-suite shower room. Another large double bedroom and two more good size bedrooms come dining room or study. A well-appointed family bathroom, and a laundry room. The apartment has its own private entrance. A wonderful secluded landscaped garden with private sitting areas, a summer house and shed. There is a garage to the rear and parking to the front. Council tax band E. New lease of 99 years, ground rent £300 pa. We are informed the service charge is estimated at £450 per qtr (there is a temporary sinking fund charge of £300 per qtr). An amazing home.

Guide Price £750,000 Leasehold

EPC Rating: E

Langley Avenue, Surbiton, KT6

Approximate Area = 1451 sq ft / 134.8 sq m

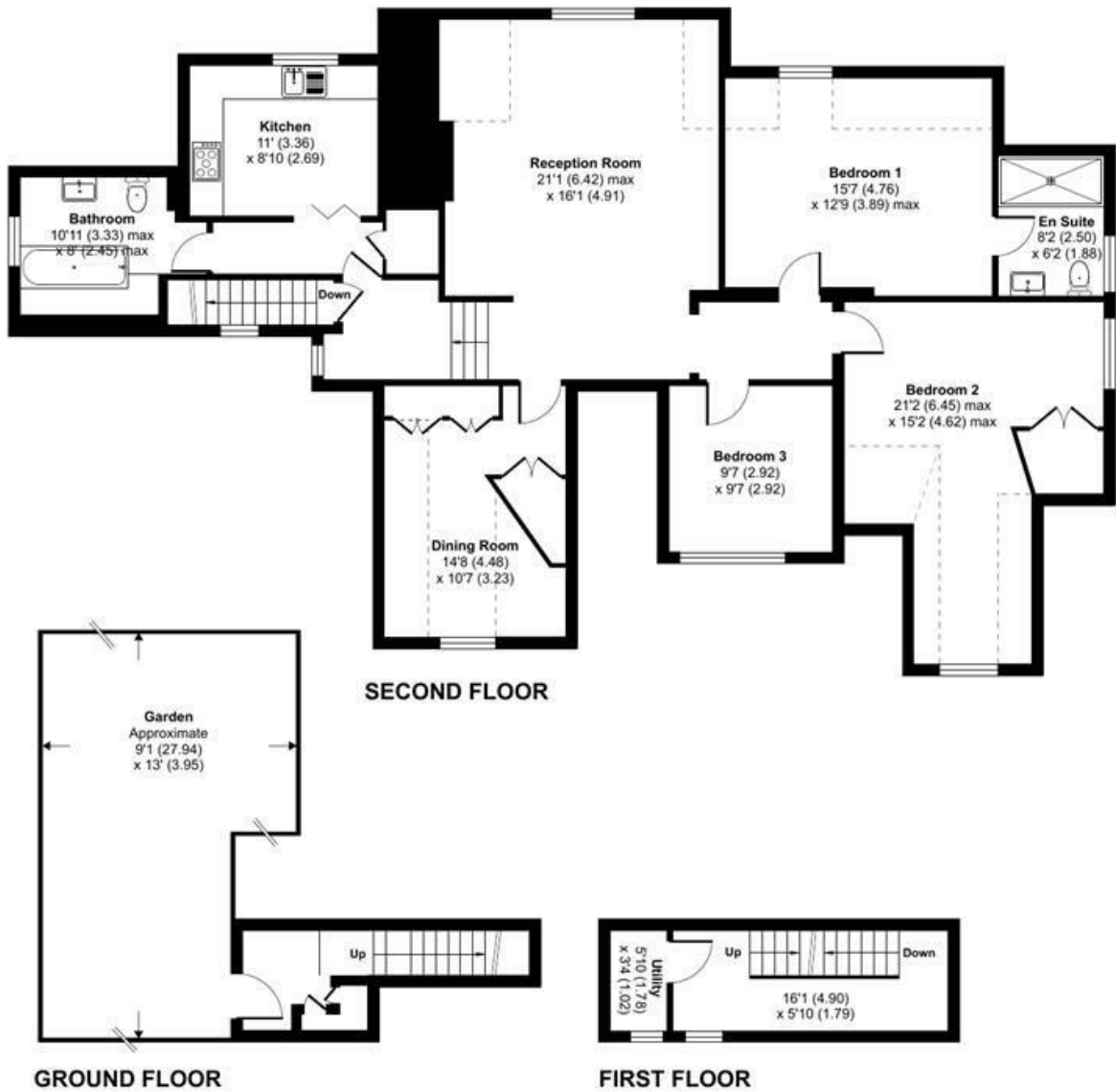
Limited Use Area(s) = 204 sq ft / 18.9 sq m

Total = 1655 sq ft / 153.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1248574

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	
Very energy efficient - lower running costs	Current Potential
(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	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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