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## Brighton Road, Surbiton, KT6 5NF

An excellent two-double bedroom, two-bathroom first-floor apartment presented in good condition. Located within a short walk of Surbiton mainline station, the High Street and the Thames. The many benefits include a large living room with ample sitting and dining space, plus a contemporary fitted kitchen with integral appliances. The main bedroom includes fitted wardrobes and a full ensuite bathroom. There is a double second bedroom and a coordinated main bathroom with a shower above the bath. Gas central heating and double glazing. Council tax band D. Lease of 131 years. We are informed the service charge is £120 per month and £200 pa ground rent. Sold with no onward chain.

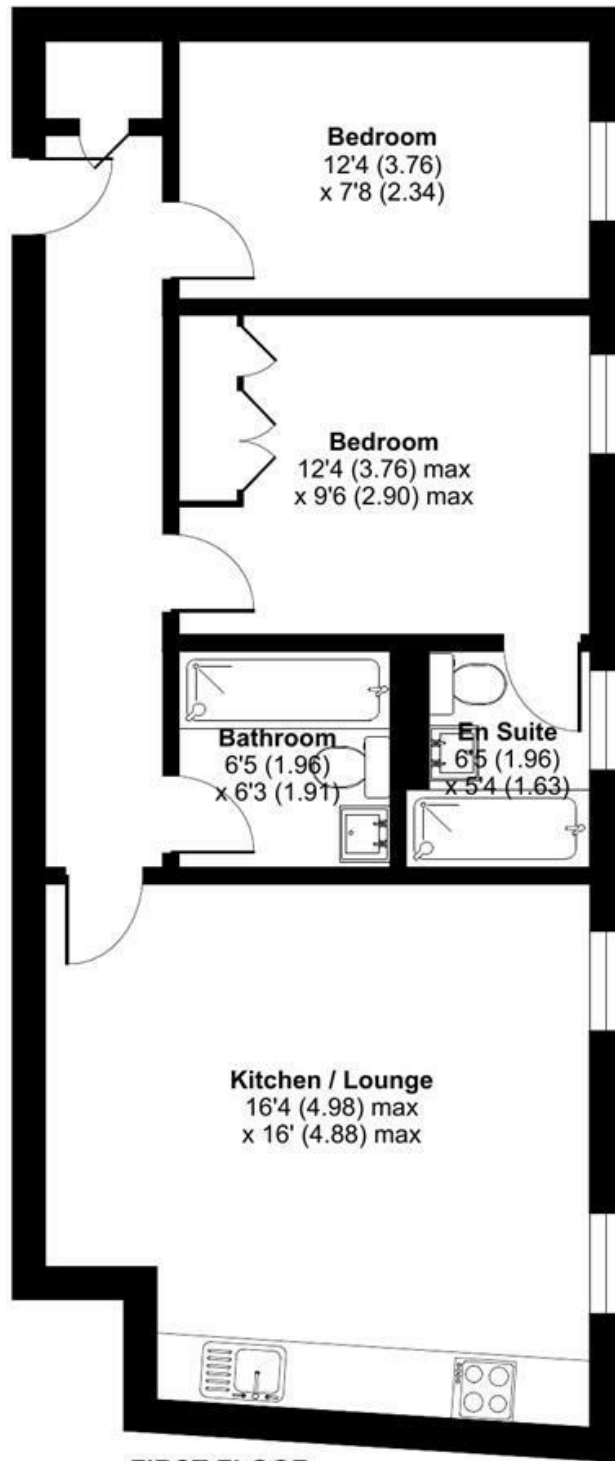
**Guide Price £375,000 Leasehold**

**EPC Rating: C**

# Brighton Road, Surbiton, KT6

Approximate Area = 659 sq ft / 61.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Matthew James. REF: 1343058

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>74</b>	<b>74</b>	
England & Wales		
EU Directive 2002/91/EC		

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