



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Berrylands, Surbiton, KT5 8JE

An excellent, spacious first floor studio apartment, with a defined living and sleeping area, set in a grand detached Victorian house with parking. Surbiton mainline station and high street are within walking distance. The many benefits include a large studio room with sash windows and defined areas. A separate modern fitted kitchen with integral appliances. There is a contemporary-styled shower room. Electric heating. Communal storage and bike store. Parking to the rear of the building. Council tax band B. We are informed the service charge is £1,187pa. Share of the Freehold and a lease of 107 years. No onward chain.

Guide Price £215,000 Leasehold - Share of Freehold

EPC Rating: C

Berrylands, Surbiton, KT5

Approximate Area = 337 sq ft / 31.3 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 2020. Produced for Matthew James. REF: 646193

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) 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		
	80	80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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		
	66	66
England & Wales		
EU Directive 2002/91/EC		