



Berrylands Road, Surbiton, KT5 8QU

A very spacious two double bedroom first floor maisonette with a private garden. Located within walking distance of Surbiton mainline station and high street. The many benefits include a large living room with sitting and dining space and a feature fireplace. There is a separate fitted kitchen breakfast room. A large master bedroom with fitted wardrobes and a double second bedroom also with wardrobes. There is a bathroom and separate wc. Gas central heating. To the rear is a good sized private garden with a shed. Council tax band C. Sold with a new lease of 122 years. Service charges are paid as and when required. No onward chain.

Guide Price £450,000 Leasehold

EPC Rating: D

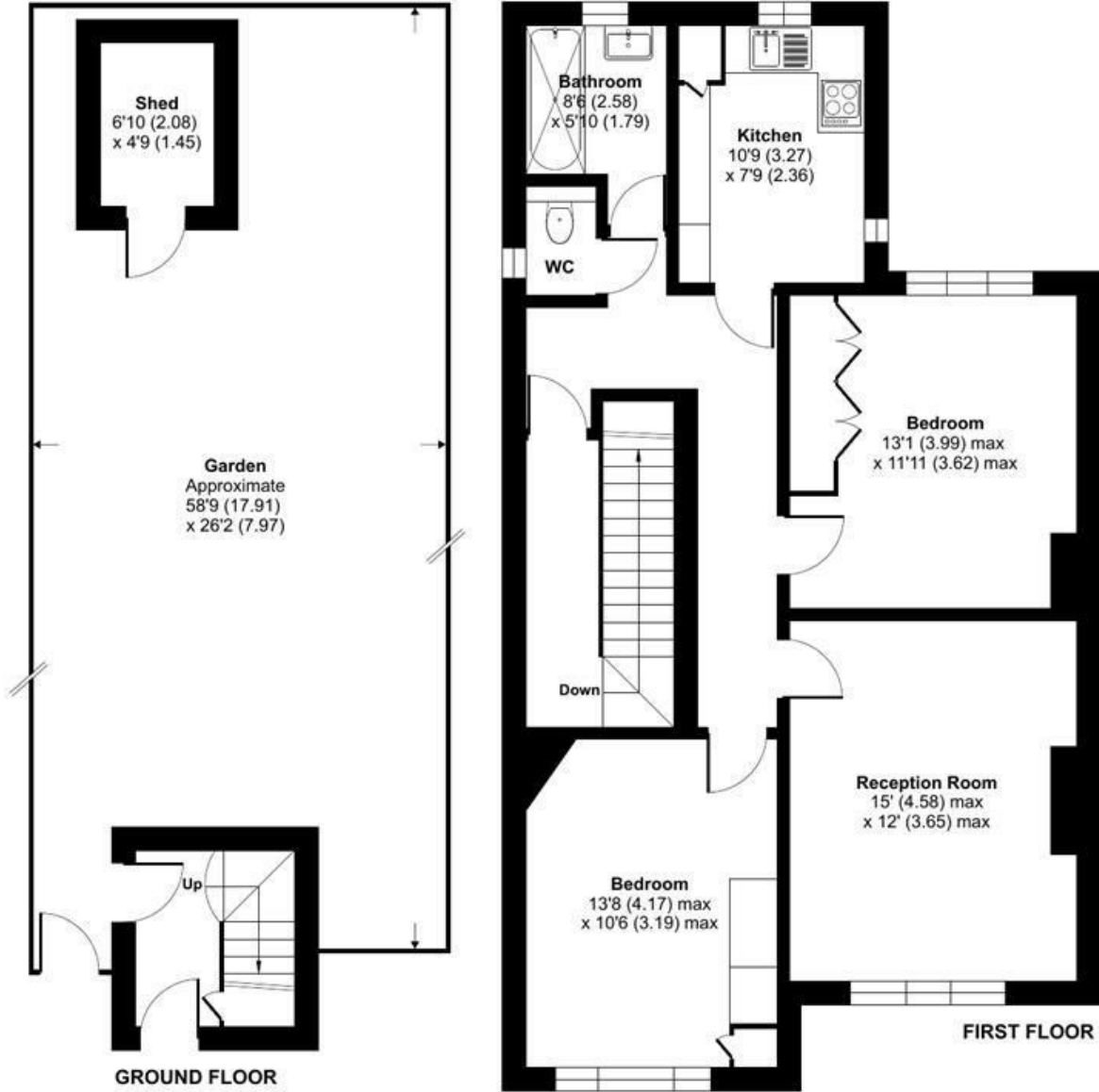
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Approximate Area = 900 sq ft / 83.6 sq m

Outbuilding = 32 sq ft / 2.9 sq m

Total = 932 sq ft / 86.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Matthew James. REF: 1484614

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			
England & Wales		60	66
		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			
England & Wales			
		EU Directive 2002/91/EC	