



Matthew James

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Chiltern Drive, Surbiton, KT5 8LS

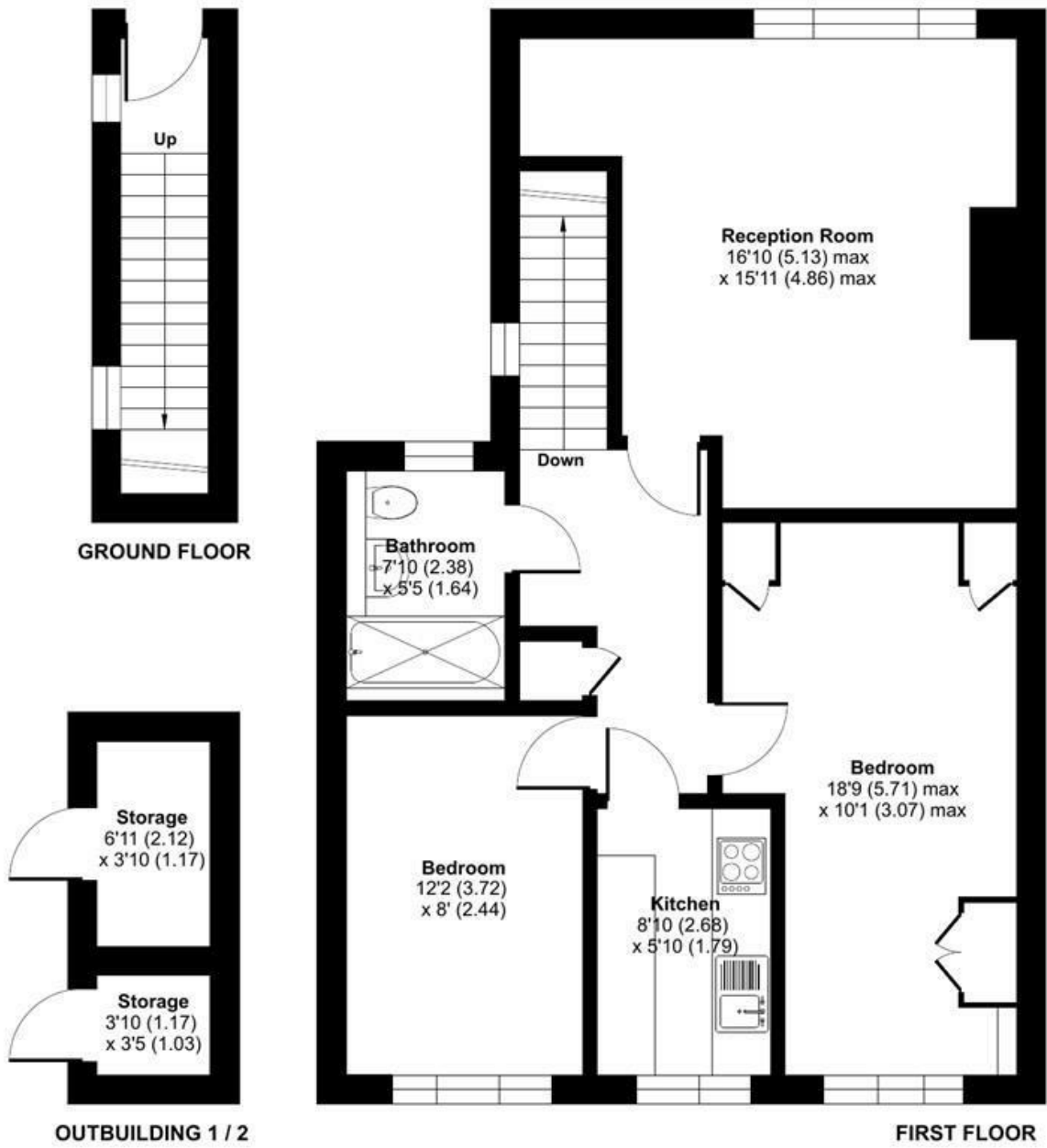
A spacious two-double-bedroom first floor maisonette with extensive accommodation. Located within a few minutes' walk of Berrylands station and local shops. The many benefits include a large living room with ample sitting and dining space and a feature fireplace. There is a separate fitted kitchen with appliances. A spacious master bedroom with fitted wardrobes and a double second bedroom. The white bathroom suite includes a shower over the bath. Gas central heating and double glazing. Council tax band C. Lease in excess of 900 years with a peppercorn ground rent. Sold with no onward chain.

Guide Price £299,950 Leasehold

EPC Rating: D

138 Chiltern Drive, Surbiton, KT5 8LS

Approximate Area = 758 sq ft / 70.4 sq m
Outbuildings = 40 sq ft / 3.7 sq m
Total = 798 sq ft / 74.1 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: 1439234

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	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	