

TO LET



Langley Avenue, Surbiton, KT6

£1,600.00 PCM

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Property Description

A stunning one-bedroom conversion apartment set within an impressive detached Victorian residence, ideally positioned in the highly sought-after Southborough area of Surbiton. The property is within easy walking distance of Surbiton Town Centre, offering a wide range of amenities, including Surbiton railway station with excellent links into Central London.

The apartment features a bright and spacious living room with ample space for dining and sliding doors leading onto an enclosed balcony, a separate modern kitchen, a generously sized bedroom with built-in wardrobes, and a contemporary bathroom with a white three-piece suite and shower over the bath.

Further benefits include allocated parking and beautifully maintained communal gardens.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Material Information

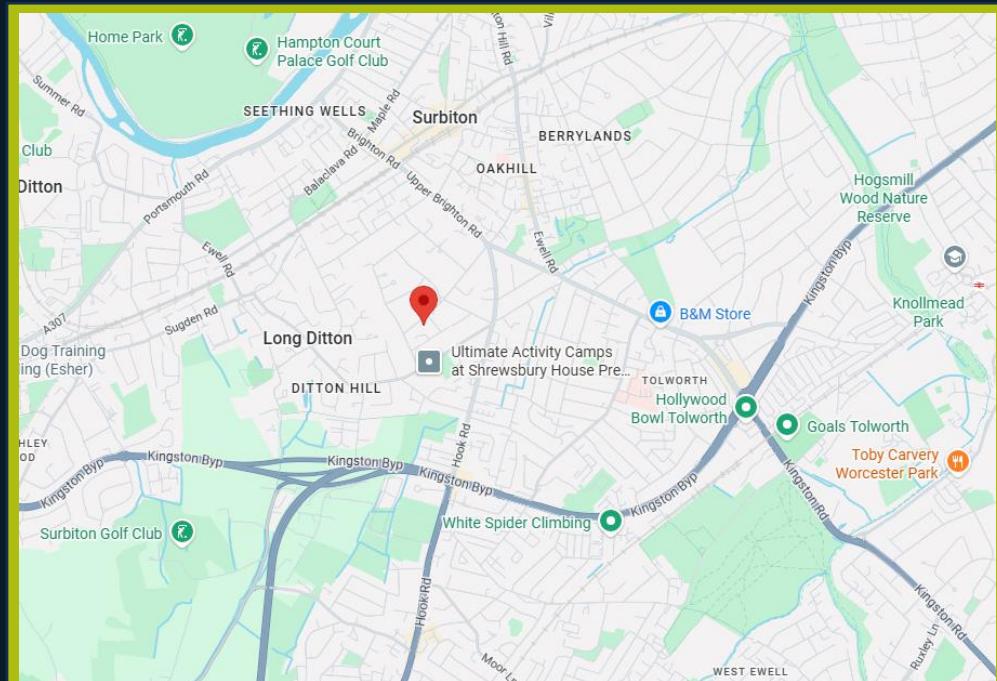
Date Available – 15/04/2026

Holding deposit amount – £369

Security Deposit amount (Five weeks rent) – £1,846.00

Council Tax Band – C

Local Authority – Kingston upon Thames Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



**Proposed Development
in Immediate Locality?**
None



Balham
45 Bedford Hill,
London, SW12 9EY
020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
020 8090 9000

Streatham
432/434 Streatham High Road
London, SW16 3PX
020 8679 9889



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		
55-68 D	68	
39-54 E		
21-38 F		
1-20 G		

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