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Langley Avenue, Surbiton, KT6 6QW

A very spacious, refurbished one-bedroom second floor apartment, set in a grand detached Victorian house with lovely communal gardens and parking. Located on a very desirable tree-lined avenue within walking distance of Surbiton mainline station and high street. The many benefits include a large living room with ample sitting and dining space (and storage space). There is a separate contemporary shaker-style kitchen with a stone butlers sink and oak surfaces. The spacious bedroom includes fitted wardrobes. There is a modern white bathroom suite with a shower over the bath. A welcoming entrance hall with a storage cupboard. Gas central heating. There is a large mature, well-maintained communal garden to the rear and parking. To the front a sweeping gravel driveway. Council tax band C. Share of Freehold and a new lease in excess of 900 years. We are informed the service charge is £2,160 pa. A beautiful home.

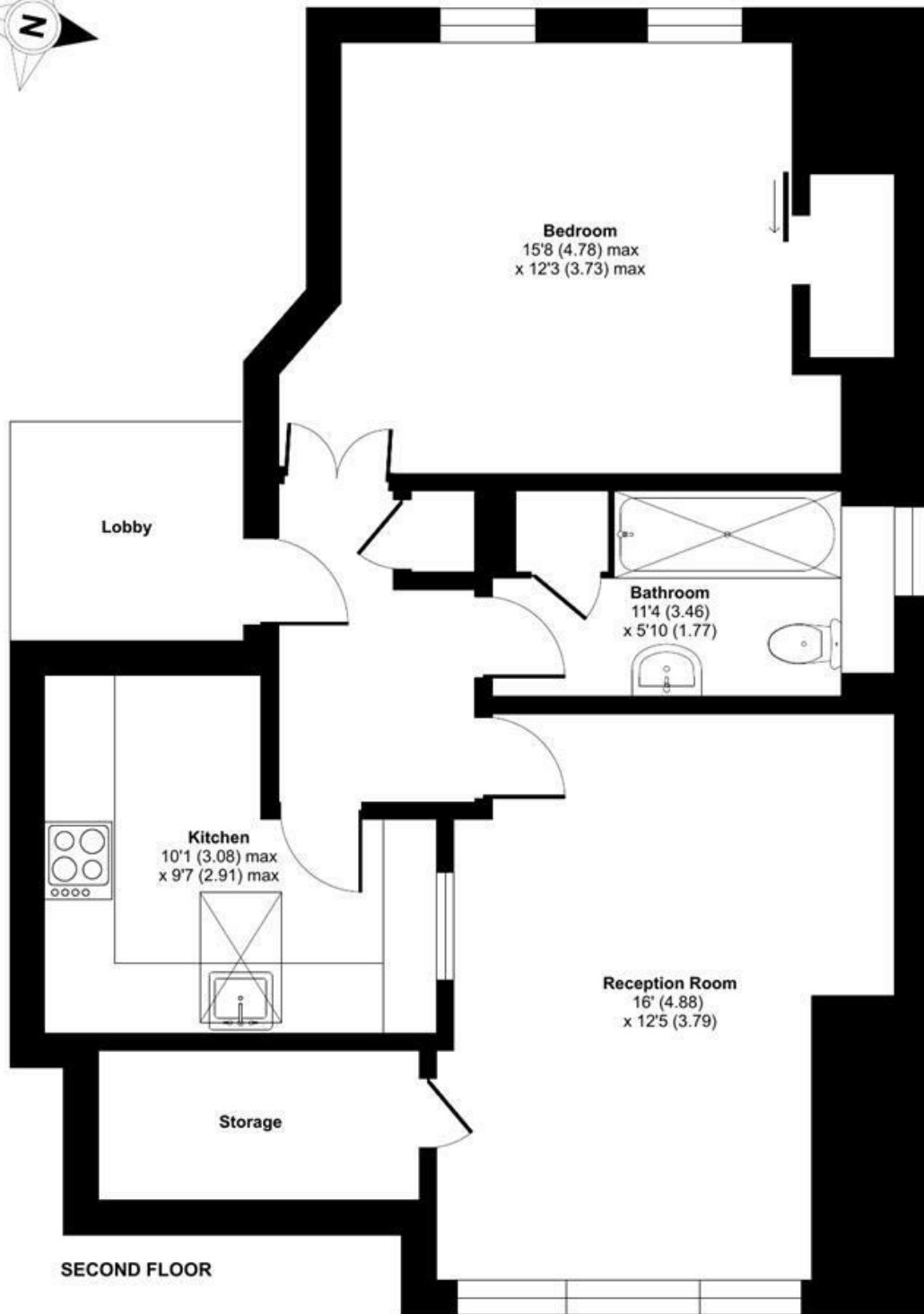
Guide Price £399,950 Leasehold - Share of Freehold

EPC Rating: D

Langley Avenue, Surbiton, KT6

Approximate Area = 632 sq ft / 58.7 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Matthew James. REF: 1429722

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		