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Victoria Avenue, Surbiton, KT6 5DW

An outstanding, spacious two-double bedroom top-floor conversion apartment set a grand Victorian house. Located on a tree-lined avenue within a short walk of Surbiton mainline station and high street. The many benefits include a good size living room with ample sitting and dining space, a period fireplace and sash window. A separate modern fitted kitchen with a built-in oven hob and hood. Two generous-sized double bedrooms. There is a modern white bathroom suite with a shower over the bath. Gas central heating. Council tax band C. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed service charge is paid when required. No onward chain.

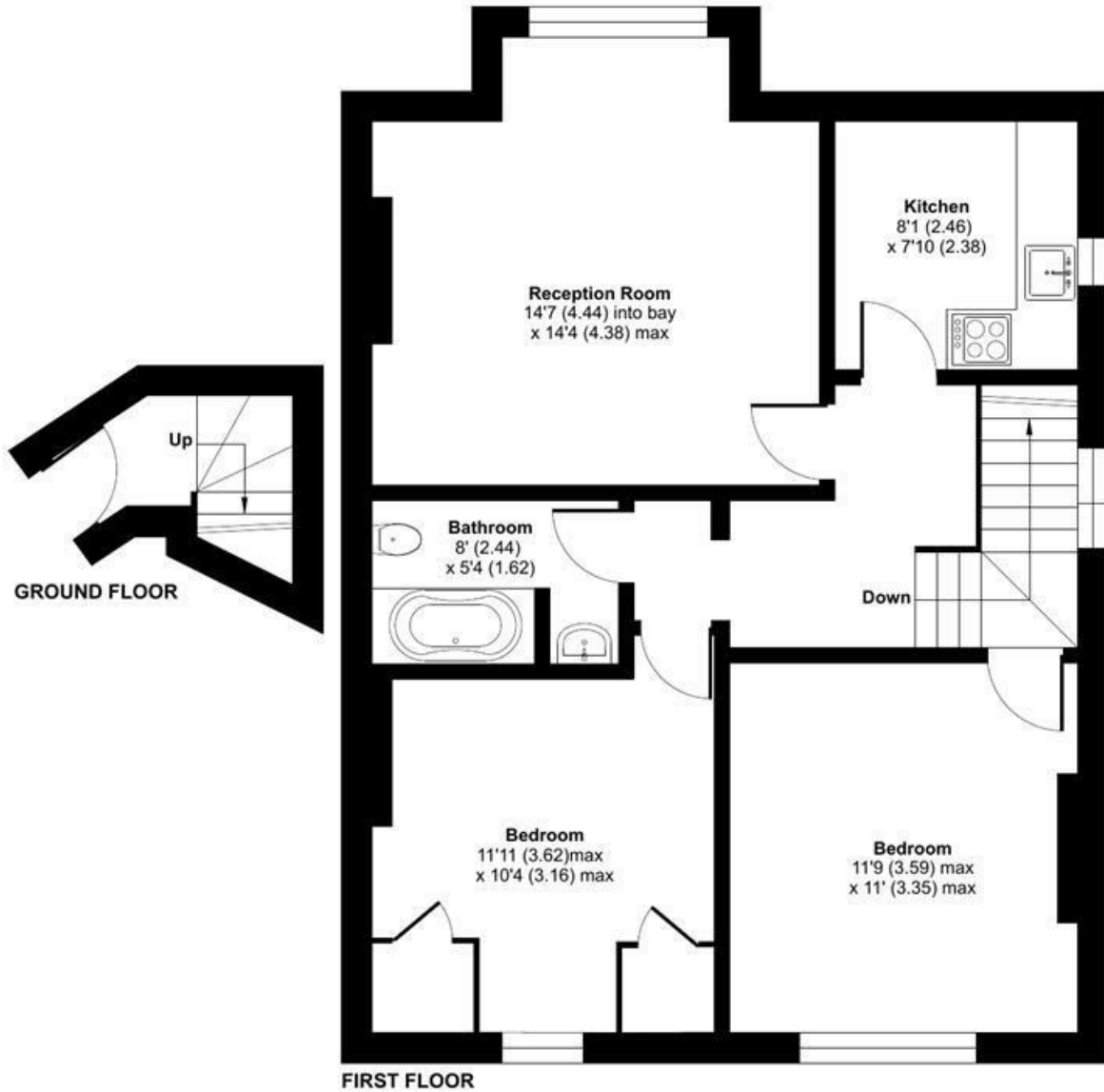
Guide Price £450,000 Leasehold - Share of Freehold

EPC Rating: D

Victoria Avenue, Surbiton, KT6

Approximate Area = 728 sq ft / 67.6 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: 1479851

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/fittings 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
62		67	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	