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The Avenue, Surbiton, KT5 8LA

An excellent spacious two-double-bedroom ground floor apartment with direct access to communal gardens and a garage. Located on a 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 sliding doors opening onto the communal gardens. There is a good-sized separate fitted kitchen. A large master bedroom with fitted wardrobes, a second double bedroom and a white bathroom suite with a shower over the bath. The welcoming entrance hall includes storage. Gas central heating and double glazing. Well maintained communal gardens and a garage in a block at the rear. Council tax band C. Lease 134 years, ground rent £50 pa. We are informed the service charge is £571.56 per quarter and the temporary advance reserve fund £343.75 per quarter.

Guide Price £349,950 Leasehold

EPC Rating: C

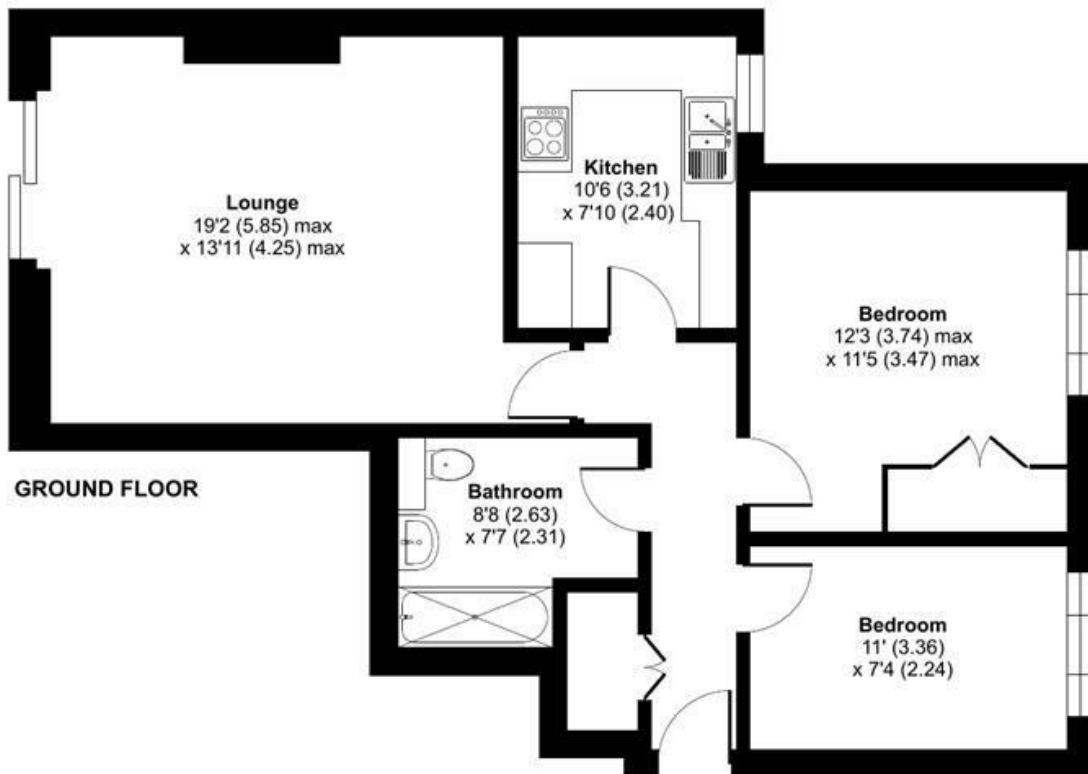
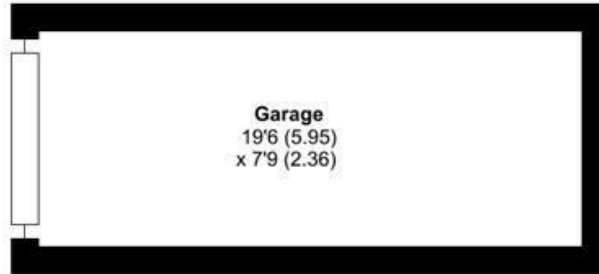
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Approximate Area = 708 sq ft / 65.7 sq m

Garage = 151 sq ft / 14 sq m

Total = 859 sq ft / 79.7 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: 1469071

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(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	