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Villiers Close, Surbiton, KT5 8DL

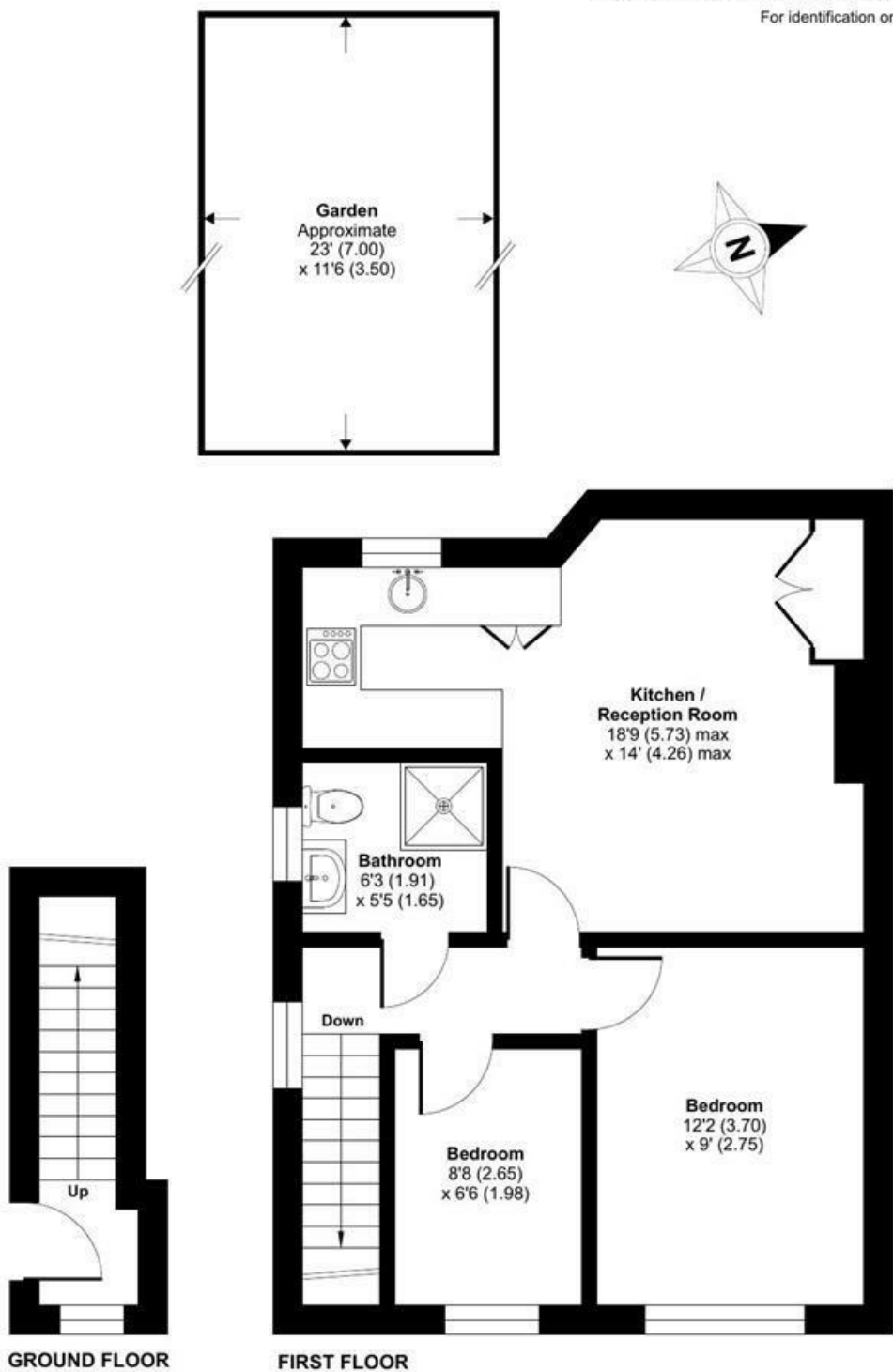
An excellent two-bedroom first floor maisonette with a new contemporary kitchen and shower room and a garden. Located on a quiet cul-de-sac within a short walk of Berrylands station, easy reach of Surbiton mainline station/high street and Kingston town centre. The many benefits include a good-sized living room with sitting and dining space, there is a sleek contemporary kitchen with integral appliances. A double main bedroom with room for wardrobes and a good-sized second bedroom. There is a stylish new shower room with a large walk-in shower. Gas central heating and double glazing. There is a private rear garden with a large shed. Sold with a lease over 900 years and a ground rent of £50 pa. A lovely home.

Guide Price £360,000 Leasehold

EPC Rating: C

Villiers Close, Surbiton, KT5

Approximate Area = 528 sq ft / 49 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). © n°checom 2026. Produced for Matthew James. REF: 1514408

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		