



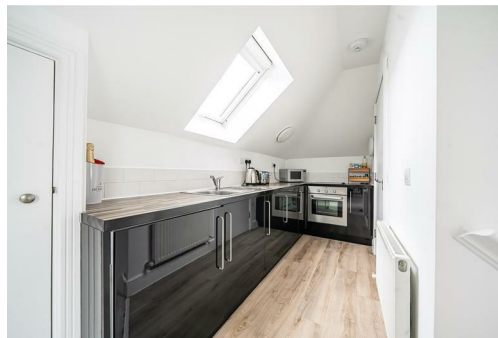
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## Balaclava Road, Surbiton, KT6 5PN

An excellent one-bedroom split-level conversion apartment with accommodation on the first and second floor and a parking space. Located within the heart of Surbiton, only a few minutes' walk from the mainline station, the town shops and amenities. The many benefits include, on the first floor, a large double bedroom with fitted wardrobes. On the second floor is a large living room with sitting and dining space. There is also a sleek fitted kitchen with integral appliances and a contemporary white and stone shower room. Electric heating and modern double glazing. There is also extensive eaves storage allocated parking and a bike store. Sold with a Share of the Freehold and a lease of 108 years. We are informed the service charge is £97.50 per month. A lovely home sold with no onward chain.

**Guide Price £285,000 Leasehold - Share of Freehold**

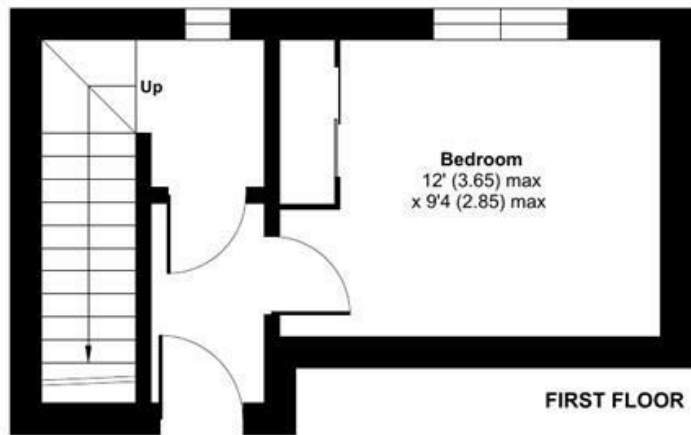
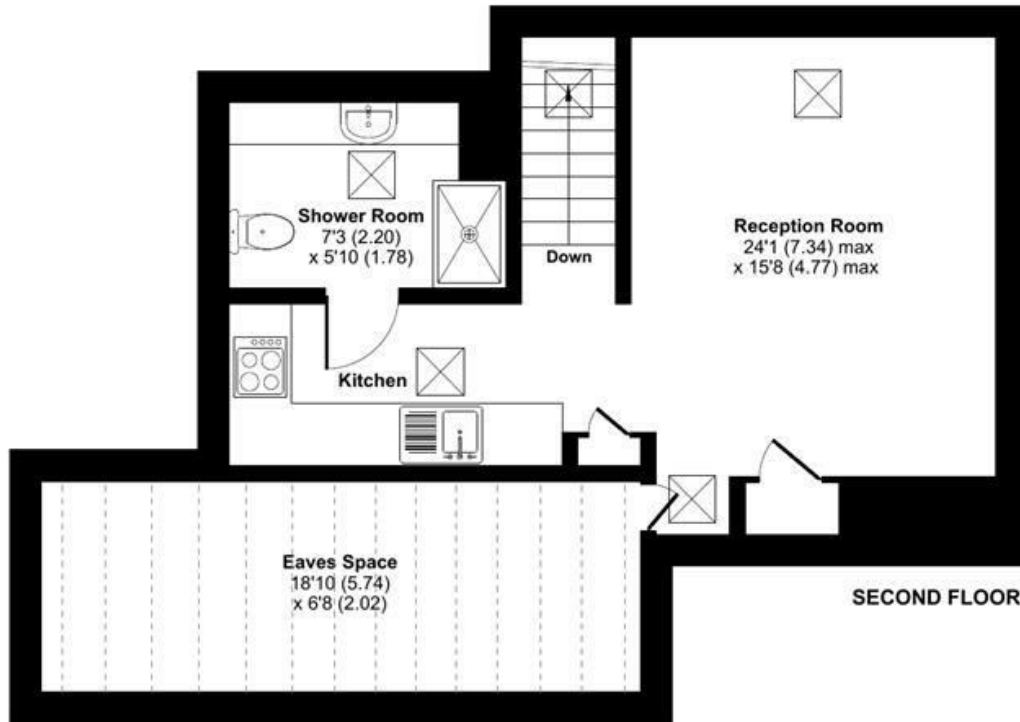
**EPC Rating: D**

# Balaclava Road, Surbiton, KT6

Approximate Area = 517 sq ft / 48 sq m  
 Limited Use Area(s) = 132 sq ft / 12.2 sq m  
 Total = 649 sq ft / 60.2 sq m

For identification only - Not to scale

Denotes restricted head height



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: 1441864

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.

