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Victoria Avenue, Surbiton, KT6 5DN

A stunning and spacious two double bedroom, two bathroom ground floor apartment with a large private garden and a versatile cellar incorporating a laundry. Perfectly positioned on a beautiful tree lined road in the heart of Surbiton, it is only a short walk from the mainline station, the high street, the Thames, and moments from Victoria Recreation Ground at the end of the street. The many highlights include a generous contemporary open plan kitchen-living-dining room with bi folding doors opening directly onto the garden. The modern shaker style kitchen features a sociable dining island, integrated appliances and composite worktops. There is also a separate dining room with a charming period fireplace. The impressive master bedroom offers fitted wardrobes, a bay window, ornate ceiling detail and a luxurious en suite bathroom. The second bedroom includes a fitted wall bed and wardrobes, complemented by a stylish coordinating shower room. The useful cellar—accessed from the entrance hallway—provides excellent storage and houses a dedicated laundry area. Character features throughout include tall ceilings, period fireplaces, sash windows and oak flooring. Outside, the private landscaped south facing garden includes a sun deck and a garden shed. The property is sold with a Share of Freehold and a lease in excess of 900 years. We are informed the service charge is £936 per annum (agreed between the three flats). Council Tax Band D. No onward chain. A wonderful home in an exceptional location.

Guide Price £675,000 Leasehold - Share of Freehold

EPC Rating: C

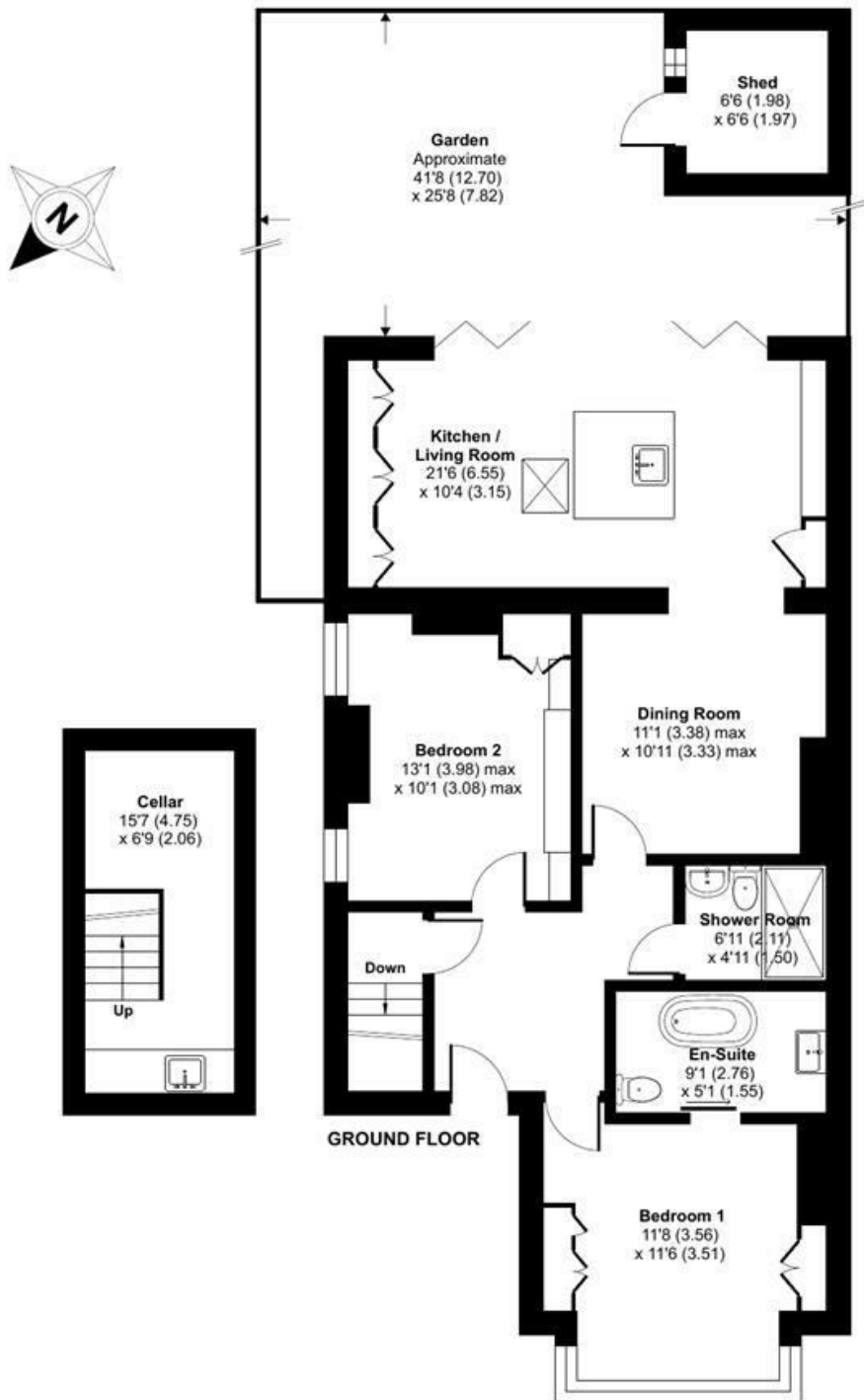
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Approximate Area = 994 sq ft / 92.3 sq m

Outbuilding = 42 sq ft / 3.9 sq m

Total = 1036 sq ft / 96.2 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: 1453234

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/fixtures 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		70	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	