



Howard Road, Surbiton, KT5 8SD

A spacious two-double-bedroom top-floor duplex apartment with a large private terrace and extensive living accommodation. Located within walking distance of Surbiton mainline station and high street with local shops and amenities on the 'doorstep'. The many benefits include a large living room with ample sitting and dining space and sliding doors leading to the terrace. There is a good sized separate contemporary fitted kitchen with a built-in oven-hob-hood. A welcoming entrance hallway with a large storage cupboard. On the upper floor are two large double bedrooms, the main room with fitted wardrobes. A modern, stylish fitted shower room. On the first floor landing there are further large storage cupboards. The private terrace is approx. 18ft in length. Gas central heating and double glazing. Council tax band C. Lease 170 years. We are informed the service charge is £1453.24 pa and the ground rent £10 pa. A lovely home.

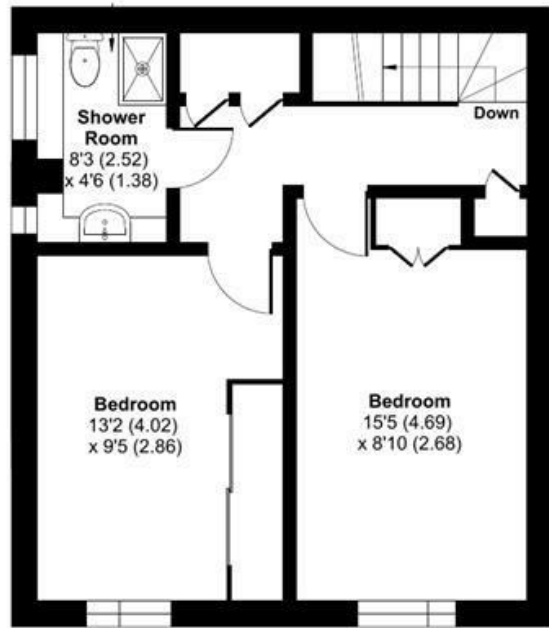
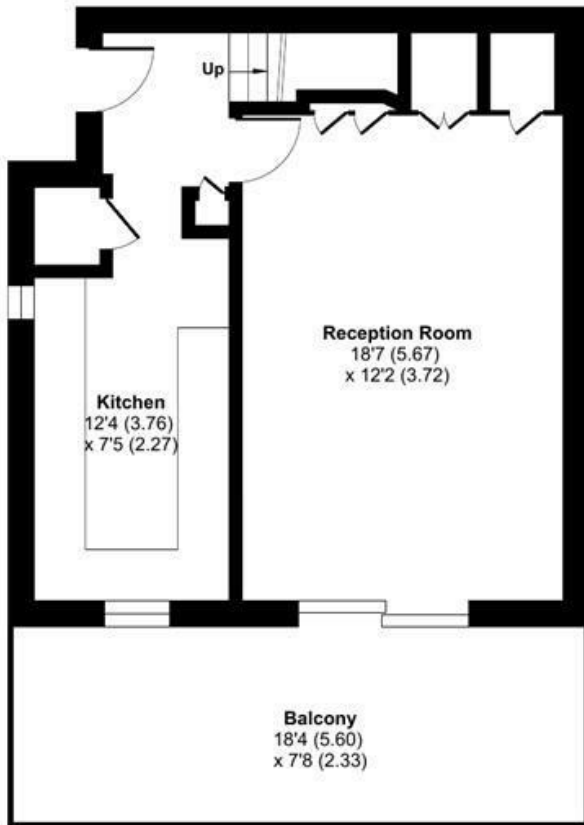
Guide Price £399,950 Leasehold

EPC Rating: C

Howard Road, Surbiton, KT5

Approximate Area = 827 sq ft / 76.8 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: 1435064

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	76
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	