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## Avenue South, Surbiton, KT5 8PJ

An outstanding, spacious two double bedroom garden floor apartment, with parking, set in a grand detached Victorian house. Located within easy reach of Surbiton mainline station and high street. The many benefits include a large striking living room with an impressive brick fireplace. There is also a separate fitted kitchen with appliances and a utility room with a washing machine and tumble dryer. There is also a large master bedroom with fitted wardrobes and a good size second bedroom with a fitted cupboard. The modern white bathroom includes a shower over the bath, plus a separate wc. The welcoming entrance hallway includes good storage space. Gas central heating and double glazing. There are well-maintained communal gardens, an allocated parking space and a bike storage area. The property has recently had refurbishment work carried out, including, re-wiring, decorating, new carpets and a damp proof course with guarantee. Up-to-date gas and electrical safety certificates. Lease 992 years. We are informed the service charge is £200 per month. No onward chain.

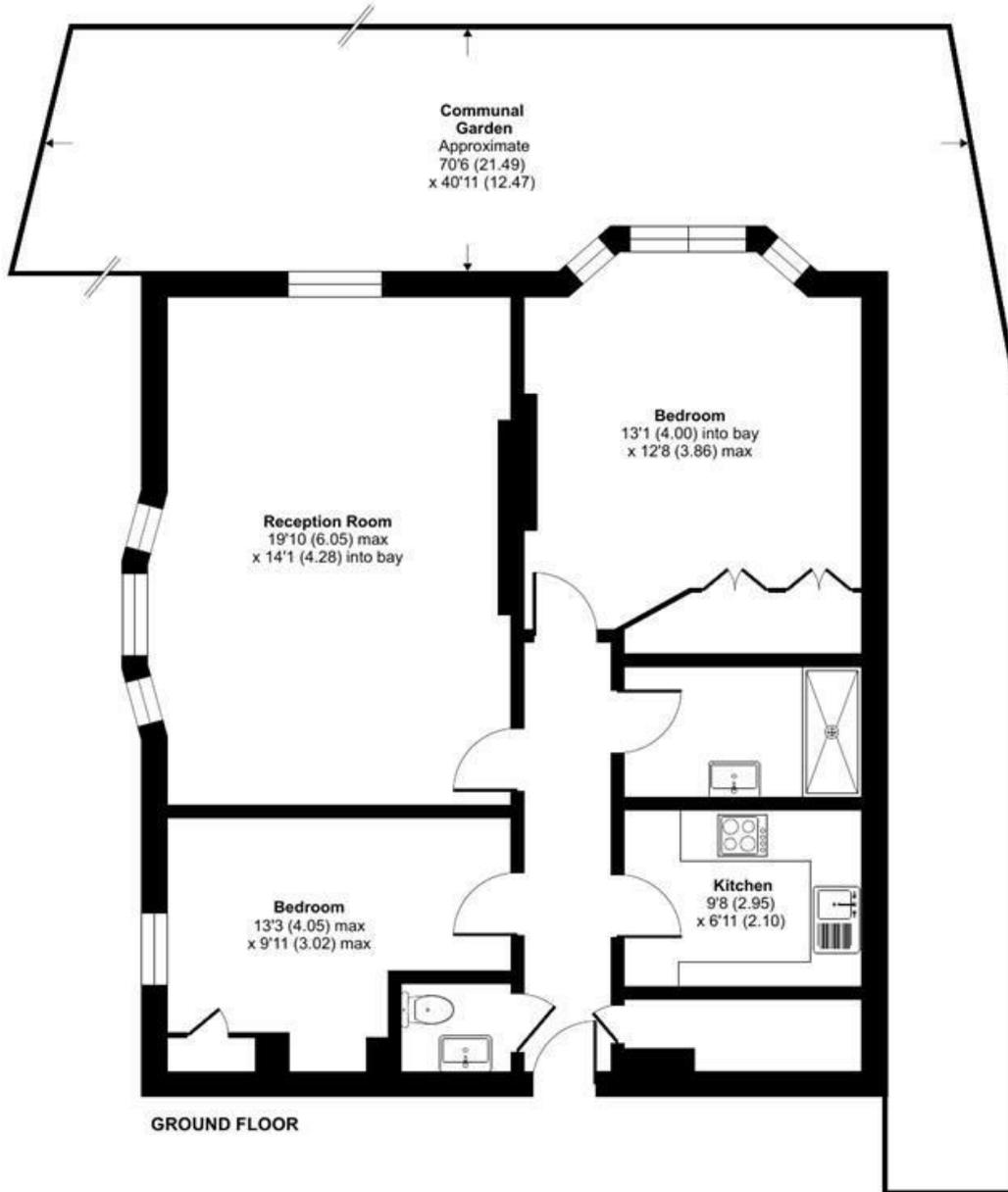
**Guide Price £419,950 Leasehold**

**EPC Rating: D**

# Avenue South, Surbiton, KT5

Approximate Area = 830 sq ft / 77.1 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: 1419378

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>65</b>	<b>76</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	