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Cranes Park Avenue, Surbiton, KT5 8BP

A very spacious one-bedroom top floor apartment set in a grand Victorian house. Located on a quiet tree-lined road within walking distance of Surbiton mainline station, the high street and Kingston town centre. The many benefits include a large sitting room with far-reaching views. There is a very good-sized kitchen and dining room with appliances. The double bedroom includes fitted wardrobes and views. There is a modern white bathroom suite with a shower over the bath. Gas central heating. Council tax band C. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is split when maintenance is required between the 3 flat owners. No onward chain.

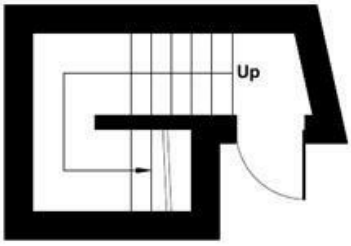
Guide Price £263,000 Leasehold - Share of Freehold

EPC Rating: D

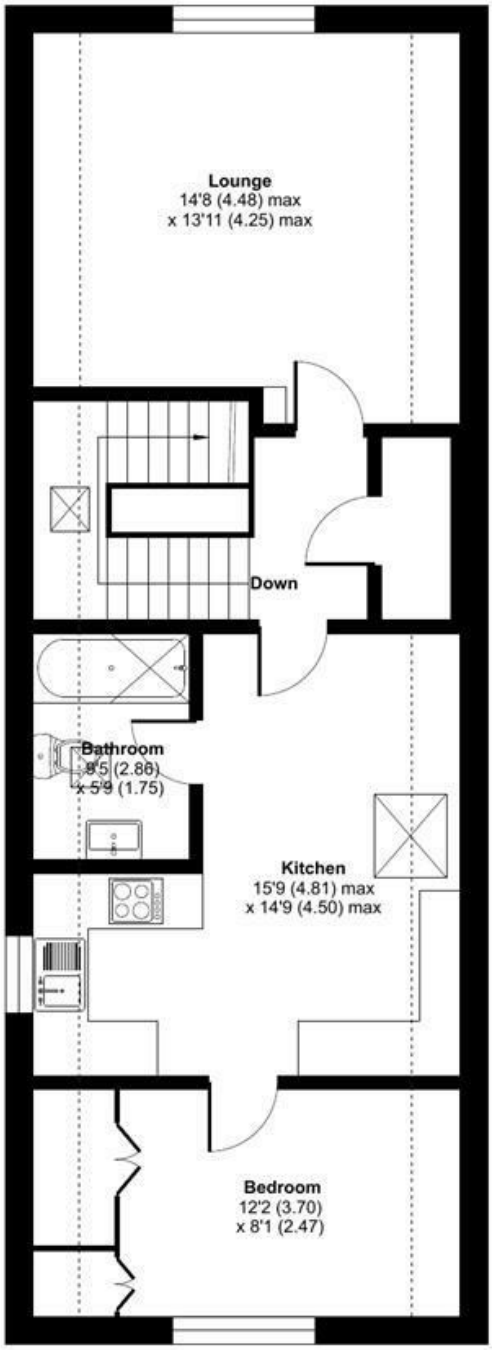
Cranes Park Avenue, Surbiton, KT5

Approximate Area = 644 sq ft / 59.8 sq m
Limited Use Area (s) = 134 sq ft / 12.4 sq m
Total = 778 sq ft / 72.2 sq m

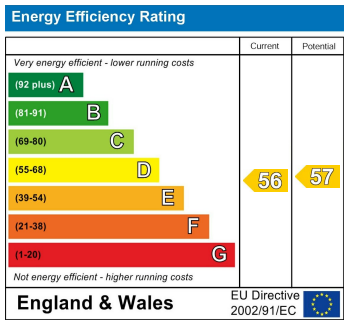
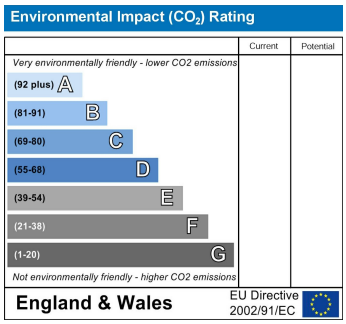
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Matthew James. REF: 1466641

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.