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## Langley Road, Surbiton, KT6 6BA

An outstanding, light-bright two-double bedroom, two-bathroom upper ground floor conversion apartment set within a grand Victorian house, forming part of a select gated development. Located within walking distance of Surbiton mainline station and high street with local shops and amenities on the 'doorstep'. The many benefits include a stunning open-plan living space with tall ceilings and sash windows, ample sitting and dining space. Plus a sleek contemporary kitchen with integral appliances and stone surfaces. The master bedroom, also with tall ceilings and sash windows, room for wardrobes and a modern white and stone bathroom suite. There is a double second bedroom over looking the lovely gardens and a coordinated main bathroom, both bathrooms include underfloor heating. Extensive storage space inside the property. Gas central heating and double glazing. Allocated parking with electric remote controlled gates and well maintained communal gardens. Secure bike store. Council tax band D. Lease 112 years. We are informed the service charge is £3569.36 pa and the ground rent £350 pa. An impressive home.

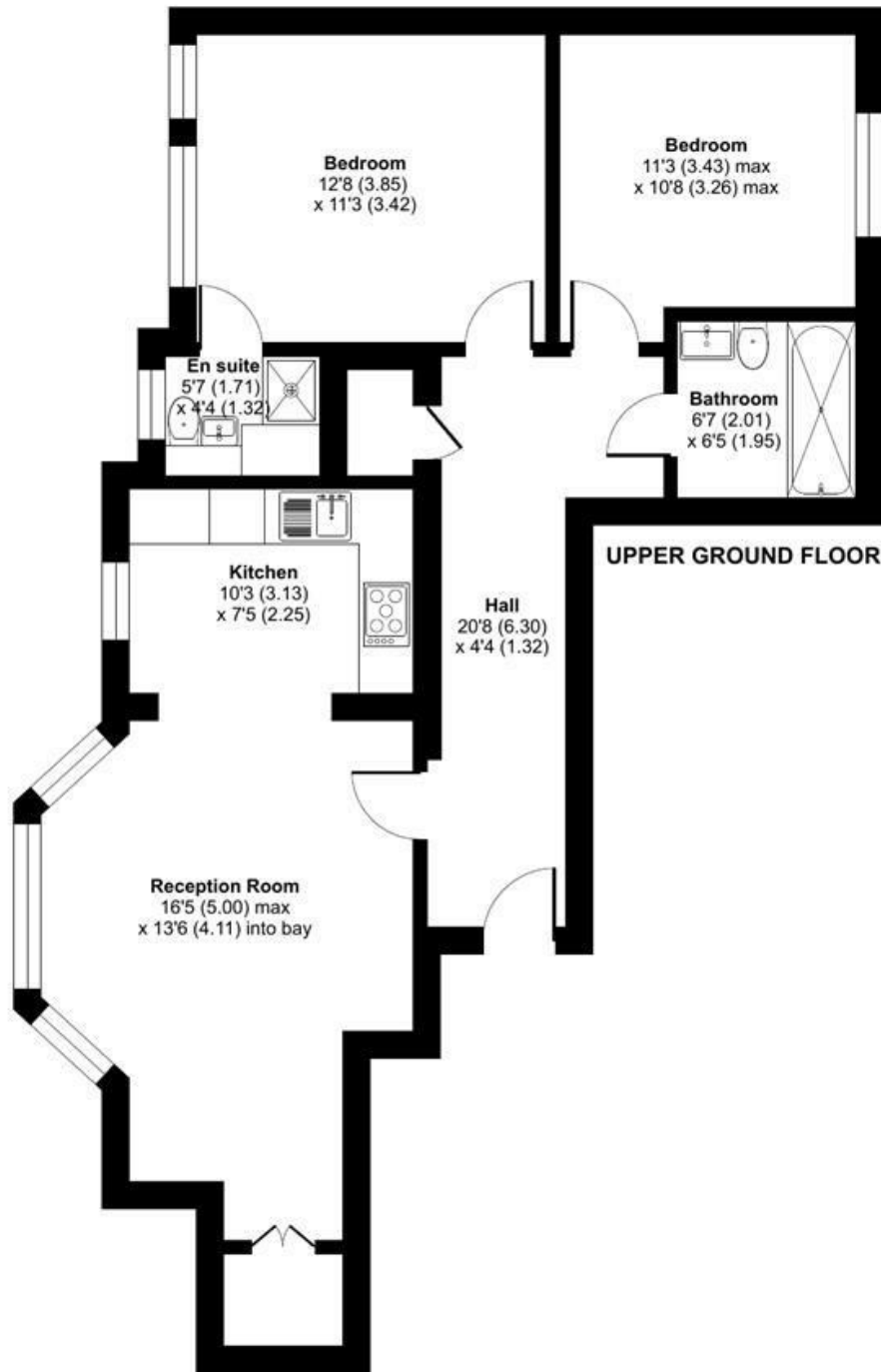
**Guide Price £550,000 Leasehold**

**EPC Rating: C**

# Langley Road, Surbiton, KT6

Approximate Area = 788 sq ft / 73.2 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: 1451005

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>England &amp; Wales</b>		75	80
	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		