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Langley Tower, Surbiton, KT6 6LW

A lovely, light bright one-bedroom second-floor conversion apartment. Set in a grand, detached Victorian house within walking distance of Surbiton mainline station and high street. The many benefits include a large open-plan living-kitchen-dining room with sash windows. A modern fitted kitchen with integral appliances. A double bedroom stepping down to a modern white en-suite bathroom with a shower over the bath. Gas central heating. Stunning communal entrance hall, stairway and landings. A beautiful large, well-maintained communal garden with a bike store. Sold with a Share of the Freehold and a 116-year lease. We are informed the service charge is £1660 pa. No onward chain.

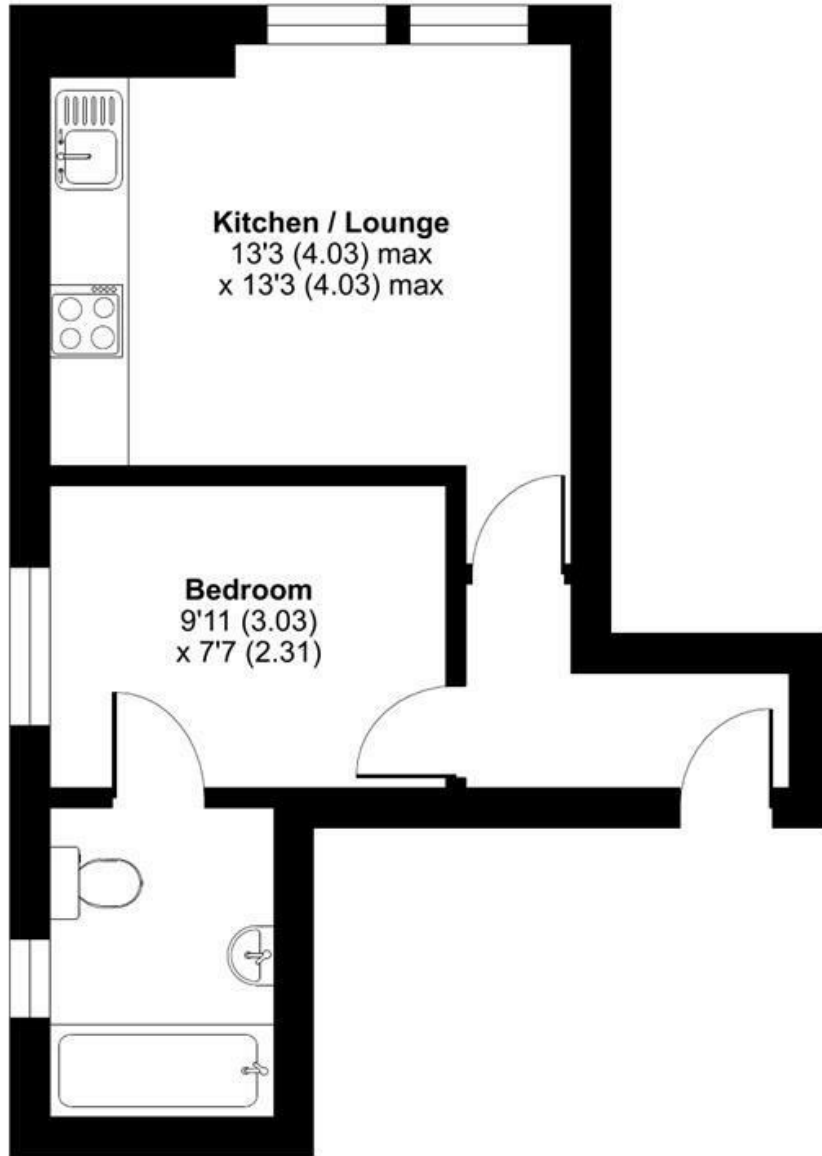
Guide Price £267,050 Leasehold - Share of Freehold

EPC Rating: D

Langley Road, Surbiton, KT6

Approximate Area = 311 sq ft / 28.8 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nchecom 2025. Produced for Matthew James. REF: 1298412

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/fitings 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			
England & Wales		67	78
	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		