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The Avenue, Surbiton, KT5 8JG

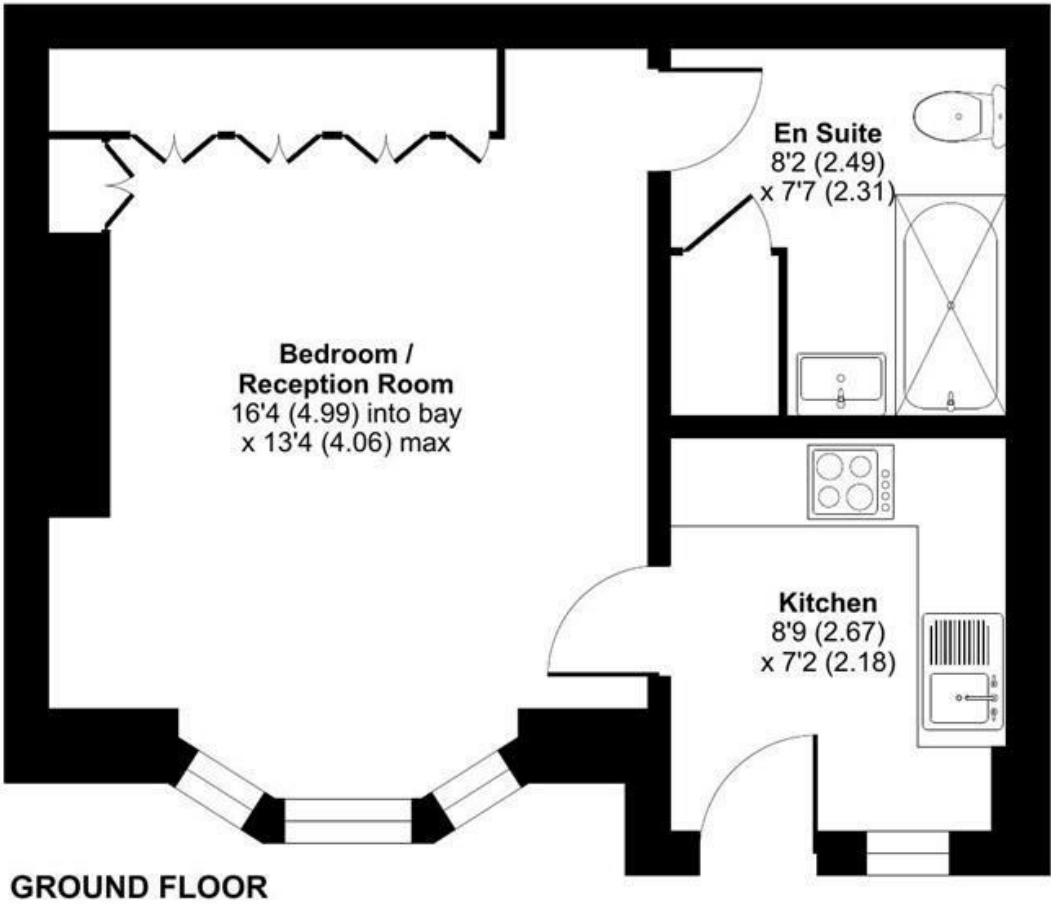
An excellent, garden floor studio apartment set in a grand Victorian house on a tree-lined avenue within walking distance of Surbiton mainline station and high street. The many benefits include, own front door, a large studio room with a bay window, fitted wall bed and wardrobes. There is a separate fitted kitchen with appliances. The white bathroom suite includes a shower over the bath. Gas central heating and new double glazing. Council tax band B. Sold with a Share of the Freehold and lease in excess of 900 years. We are informed the service charge is £843 pa. Sold with no onward chain.

Guide Price £199,950 Leasehold - Share of Freehold

EPC Rating: D

The Avenue, Surbiton, KT5

Approximate Area = 350 sq ft / 32.5 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). © n°checom 2026. Produced for Matthew James. REF: 1525097

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		
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		