St James House | St James Road | Surbiton | Surrey KT6 4QH
T: +44 (0) 20 8390 2266
E: enquiries@matthewjamesestateagents.co.uk
www.matthewjamesestateagents.co.uk









The Avenue, Surbiton, KT5 8AX

An excellent, modern and spacious one bedroom top floor apartment set on a tree-lined avenue within walking distance of Surbiton mainline station and high street. The many benefits include a very large open-plan living room with a sleek contemporary kitchen including integral appliances and stone surfaces. Plus ample sitting and dining space with French doors and a 'Juliet' balcony overlooking the communal garden. There is a large bedroom also with French doors and a 'Juliet' balcony, plus extensive fitted wardrobes. A sumptuous bathroom suite with a shower over the bath. There is a welcoming entrance hallway with a storage cupboard, there is also a large walk-in cupboard within the kitchen area. Double glazing and gas central heating. A well-maintained communal garden and bike store to the rear. Council tax band C. Lease 116 years, we are informed the ground rent is £350 pa and the service charge £1366 pa. A lovely home.

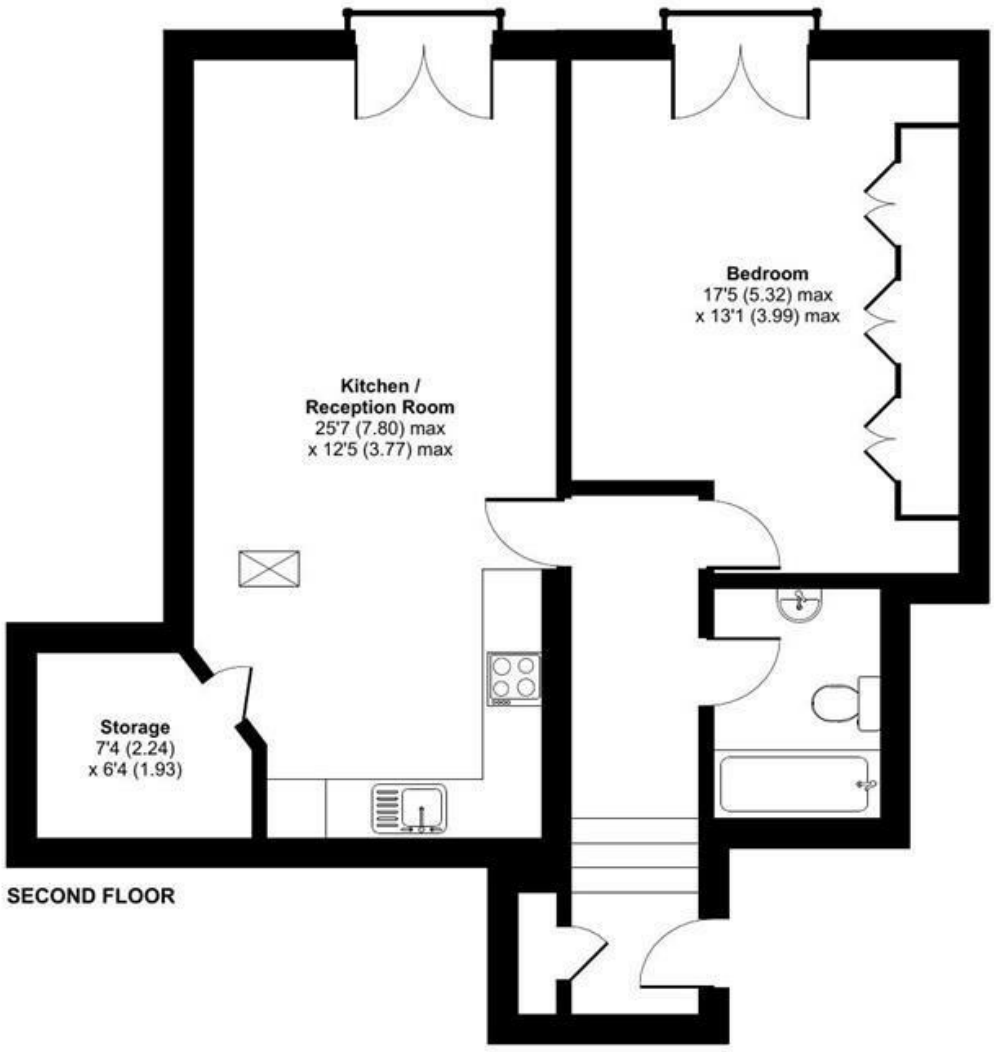
Guide Price £365,000 Leasehold

EPC Rating: B

The Avenue, Surbiton, KT5

Approximate Area = 731 sq ft / 67.9 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). ©nichecom 2026. Produced for Matthew James. REF: 1493261

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.

