



## Balaclava Road, Surbiton, KT6 5PN

**CASH BUYERS ONLY -- 60 YEAR LEASE.** A one-bedroom split-level conversion apartment with a large private garden and a parking space. Located within walking distance of Surbiton mainline station and high street. The benefits include a living room, a part open-plan newly fitted kitchen with appliances. On the first floor is a double bedroom with fitted storage and a new white bathroom suite with a shower over the bath. Gas central heating. There is a private garden to the rear stretching back approx. 67 feet and a parking space at the front. We are informed the service charge is £92 per month and there is no ground rent. The property is currently in shared ownership and will be 'staircased' to 100% ownership during the conveyancing process.

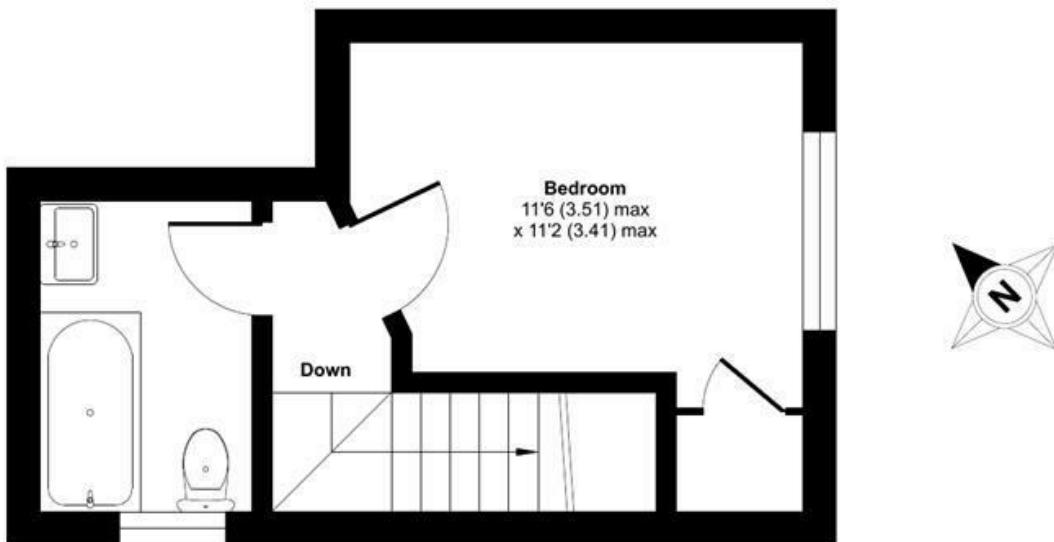
**Guide Price £255,000 Leasehold**

**EPC Rating: D**

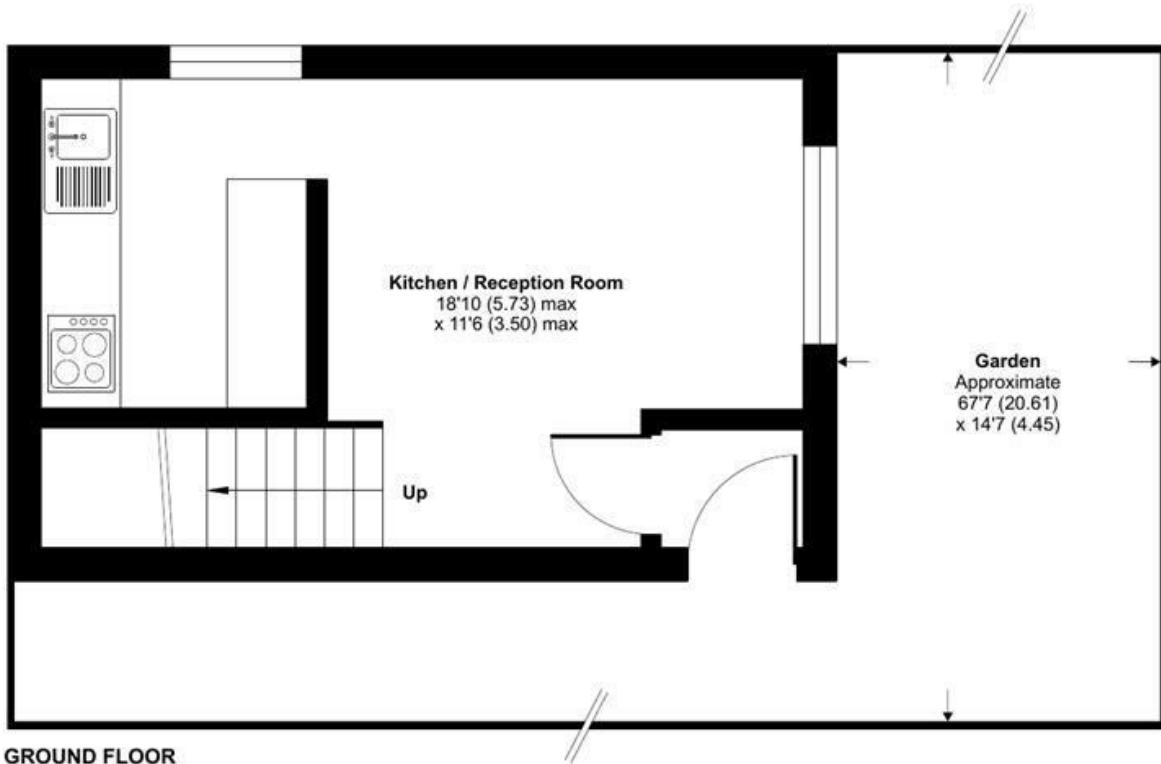
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Approximate Area = 406 sq ft / 37.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1360262

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) 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		