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## Avenue Elmers, Surbiton, KT6 4SE

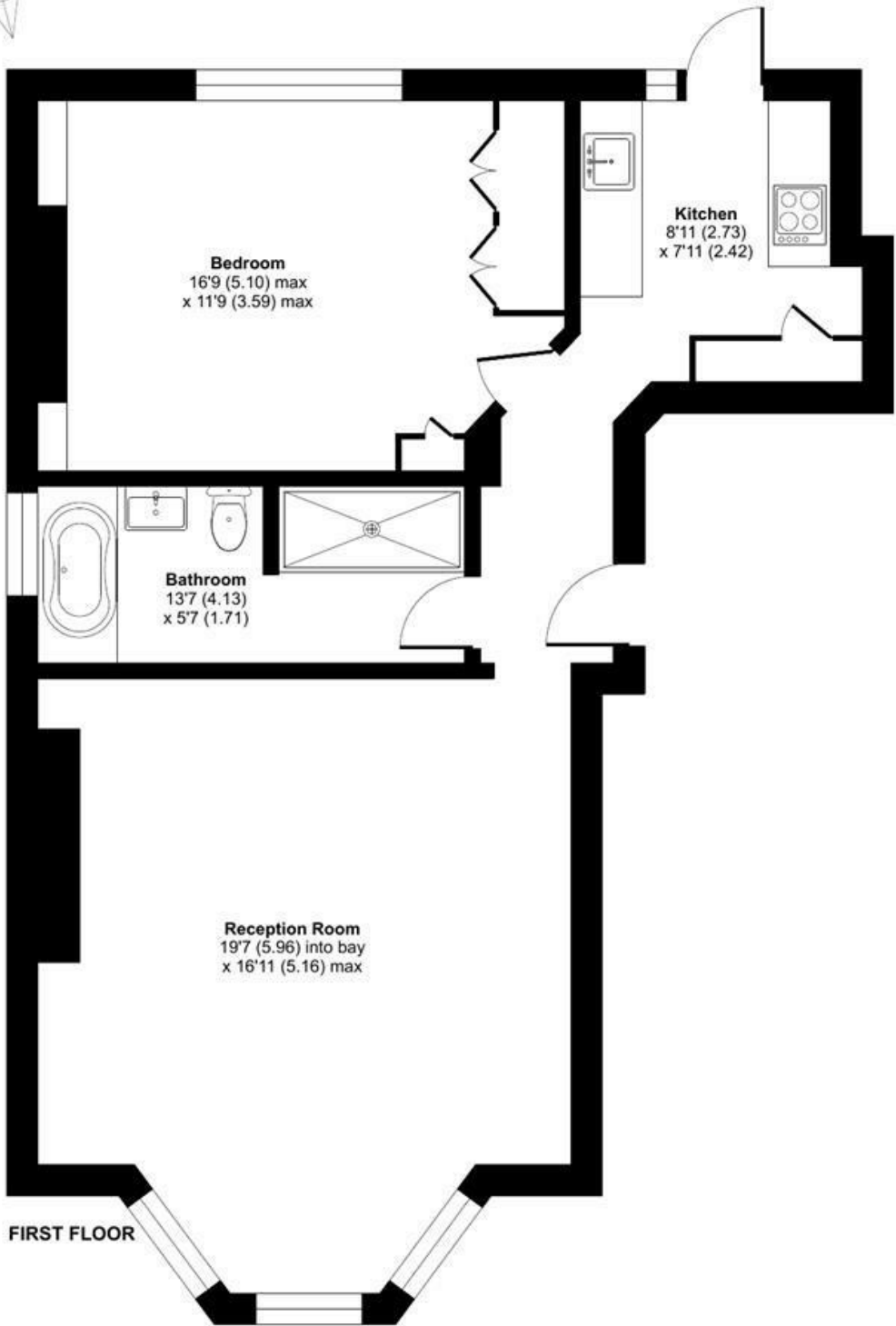
An outstanding, spacious one-bedroom first floor conversion apartment. Set in a grand detached Victorian house. Located within a short walk of Surbiton mainline station and high street. The many benefits include a very large impressive reception room with tall ceilings and a walk-in bay window. There is ample sitting and dining space and room for a home office. There is a separate sleek modern fitted kitchen with appliances and a door to the fire escape leading to the communal garden. The generous double bedroom also enjoys tall ceilings with sash windows overlooking the garden. There is a sumptuous, contemporary bathroom with a bath and a large separate walk-in shower. Gas central heating. Well-maintained communal hallway and gardens. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £230 pa. Sold with no onward chain.

**Guide Price £399,950 Leasehold - Share of Freehold**

**EPC Rating: C**

# Avenue Elmers, Surbiton, KT6

Approximate Area = 695 sq ft / 64.5 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: 1409439

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 <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		