

## Berrylands Road, Surbiton, KT5 8PD

An excellent, top-floor two-double-bedroom apartment with lovely views and a garage. Located within walking distance of Surbiton mainline station and high street with local shops and amenities on the doorstep. The many benefits include a good-size living room with sitting and dining space. A separate modern fitted kitchen with appliances. There is a large double bedroom with fitted wardrobes and a double second bedroom with a fitted wardrobe. The white bathroom suite includes a shower over the bath. Gas central heating, double glazing and window shutters. The welcoming entrance hallway includes a storage cupboard. To the rear is a brick-built garage and there are well-maintained communal gardens. Council tax band C. The vendors are currently extending the lease to 175 years. We are informed the current service charge is £2,300 pa. Sold with no onward chain. A lovely home.

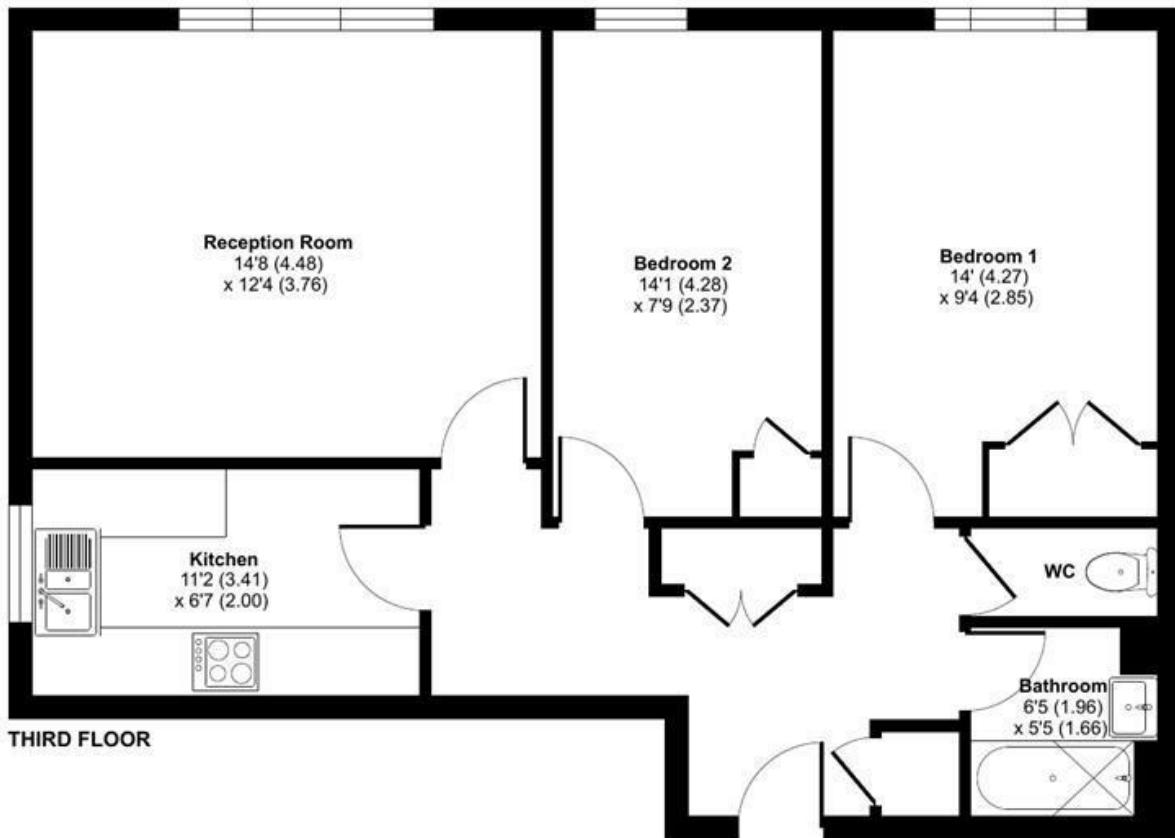
**Guide Price £399,950 Leasehold**

**EPC Rating: C**

# Berrylands Road, Surbiton, KT5

Approximate Area = 672 sq ft / 62.4 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). © nchecom 2025.  
Produced for Matthew James. REF: 1278348

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		
(11-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
(11-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		