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## Langley Road, Surbiton, KT6 6LW

An exceptional, spacious three bedroom, two bathroom split level conversion apartment set over the upper ground and lower ground floor in a grand detached Victorian house. Located on a 'leafy road' within walking distance of Surbiton mainline station and high street. The many benefits include on the upper ground floor a large lounge with tall ceilings and a walk in bay window. There is a separate kitchen-dining room with tall ceilings a contemporary fitted kitchen and ample space for a large table. Also on the upper ground floor there is a welcoming entrance hall and WC. On the lower ground floor a master bedroom with a modern en-suite shower room two further good size bedrooms and a modern well appointed family bathroom with a shower over the bath. Well maintained communal areas and gardens. Sold with no onward chain. An outstanding home.

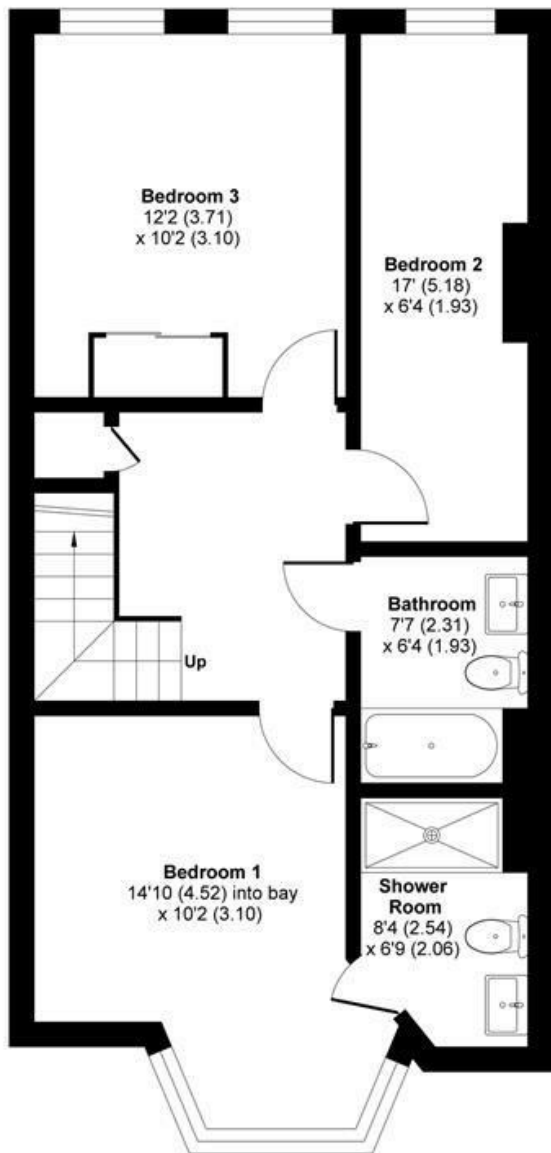
**Guide Price £610,000 Leasehold**

**EPC Rating: C**

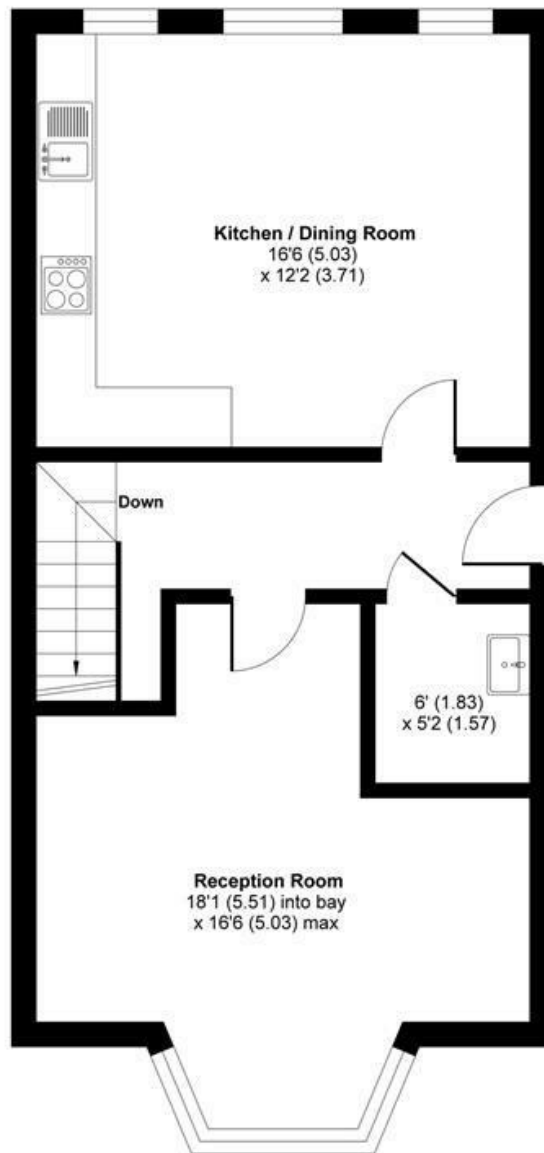
## Langley Road, Surbiton, KT6

Approximate Area = 1141 sq ft / 106 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Matthew James. REF: 701827

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	