



## 1 Bedroom Garden Apartment Lenelby Road, Surbiton. £335,000 Leasehold

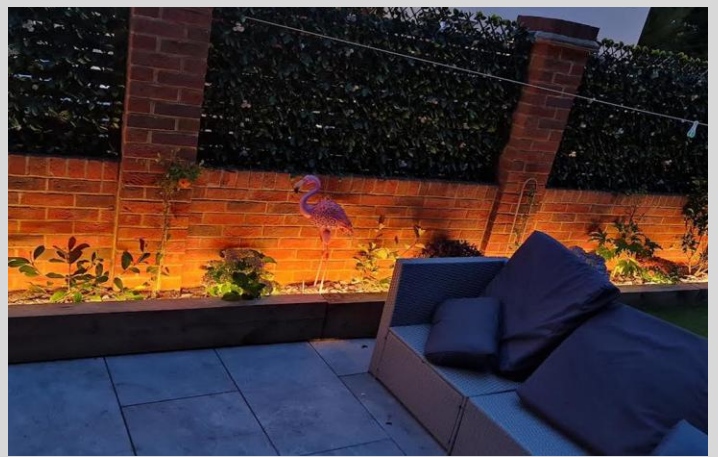
Newly refurbished spacious and contemporary 1 bedroom garden apartment  
Located on the ground floor, with an open plan modern feel reception room, with a high specification kitchen, built in appliances and breakfast bar with overhead lighting.

The lounge room has brick and wood feature wall designs, contributing warmth and character.  
Double bedroom featuring full length fitted wardrobes and a bay window, overlooking the private garden.  
Luxury shower room with ample storage.

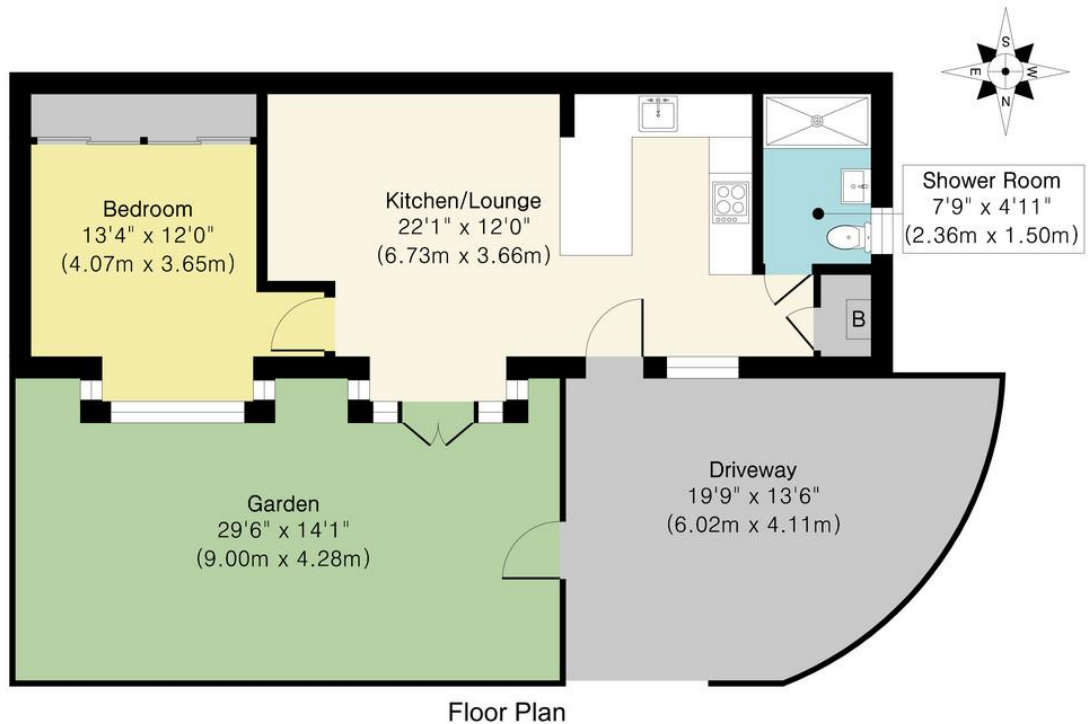
The property also benefits from smart lighting, which can be controlled by phone  
Contemporary enclosed, landscaped private garden, accessed from the reception room and Driveway Parking

This wonderful property is being offered to the market chain free.  
Ideally situated on a residential road close to local amenities and the A3 with easy access to London  
Early viewing recommended.





## Lenelby Road, KT6



**Approx. Gross Internal Floor Area 485 sq. ft / 45.03 sq. m**

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.  
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- 1 Bedroom Garden Apartment
- Newly Refurbished
- Contemporary Modern Designs
- Open Plan Living
- Double Bedroom with fitted wardrobes
- Luxury shower room
- 485 sq ft
- The property also benefits from smart lighting, which can be controlled by phone
- Contemporary Landscaped Private Garden
- Driveway Parking
- Chain Free
- Council Tax: Band B - £1,747.44 per annum
- Long 999 year lease
- Service Charge £600 per annum approx [to include the ground rent]