

# HJC

HIGHER VALUES



## Avenue Elmers

Surbiton, KT6 4SP

Guide Price £650,000

We are delighted to present this fabulous two bedroom, two bathroom, upper ground floor apartment set within an impressive detached Victorian building. This stunning home has been beautifully renovated throughout. The main bedroom offers lots of space featuring a large bay window, with double glazed sash windows and shutters, with a modern en-suite. The open plan living/ dining, kitchen area has lots of natural light, with many character features. This generous room, has a relaxed feel with double french doors opening out onto the large private balcony, which leads to the private south facing landscaped garden and parking. This superb apartment is truly not to be missed, located in a very desirable part of Surbiton. Offered with Share of Freehold, Council Tax Band E, 108 years remaining on lease . Service Charges £1275 p.a. Dogs not permitted.

- Detached Victorian Building
- Main Bedroom with En-Suite
- Modernised Bathroom
- Character Features Throughout
- Private South Facing Garden
- Upper Ground Floor Apartment
- Second Double Bedroom
- Modernised Kitchen with Integrated Appliances
- Private Balcony, Private Parking
- Share of Freehold

# Floor Plan

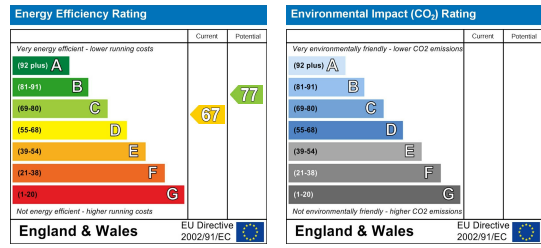


AVENUE ELMERS, SURBITON  
INTERNAL FLOOR AREA  
(APPROX.) 735 sq ft/ 68.3 sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
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UPPER GROUND FLOOR FLAT

## Energy Efficiency Graph



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