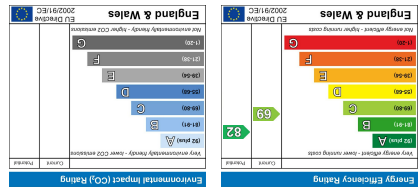


Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

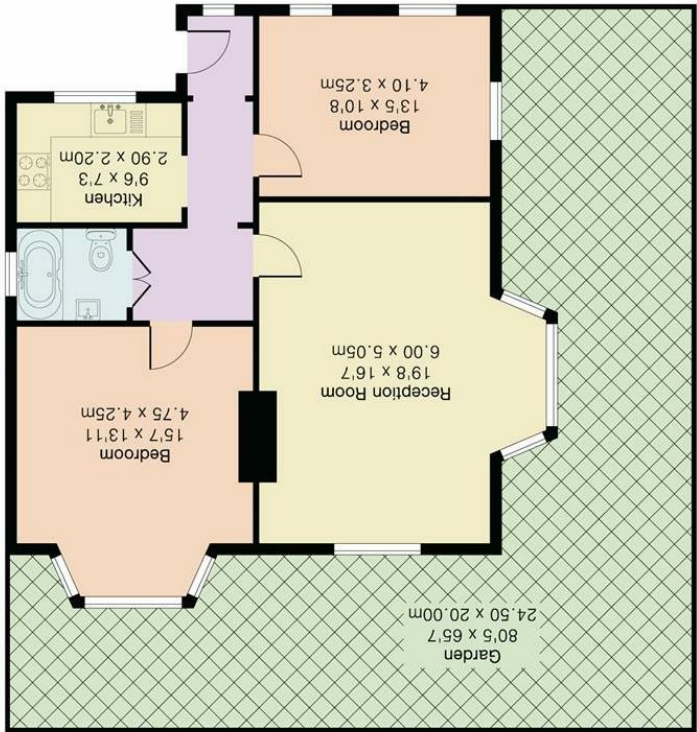


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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

PINK PLAN

First Floor



Approximate Gross Internal Area 828 sq ft - 77 sq m

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444

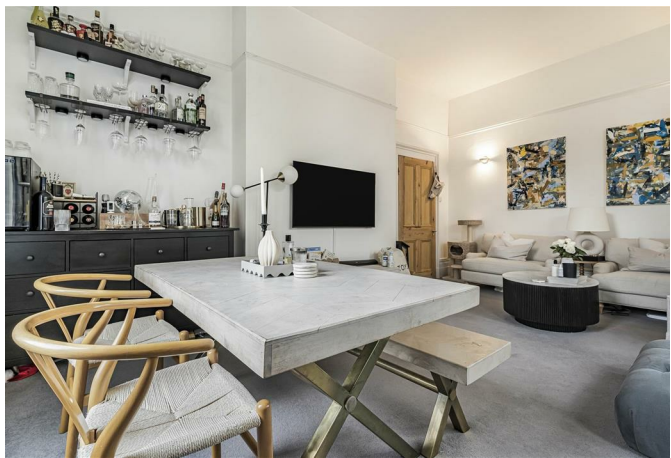
gibson lane

15 Avenue South
Surbiton, Surrey, KT5 8PJ





- Charming Upper Ground Floor Apartment
- Spacious Double Aspect Reception Room
- Separate Fitted Kitchen
- 2 Double Bedrooms
- Tiled Modern Bathroom With Bath & Shower
- Un-Allocated Off-Street Parking
- Beautiful Communal Gardens
- Excellent Location Close To Surbiton High Street & Station
- EPC Rating- C
- Council Tax Band - C



£2,100 Per Calendar Month

15 Avenue South,
Surbiton,
Surrey,
KT5 8PJ



Description:

Gibson Lane proudly present to the market this charming upper ground floor apartment located in this sought after location close to Surbiton high street & train station. The property provides lovely living space throughout with a large double aspect reception room, two double bedrooms, separate fitted kitchen and modern tiled bathroom with bath & shower. External benefits include beautifully maintained communal gardens for use by all residents, un-allocated off-street parking and a short distance from all local amenities, Surbiton high street provides an array of bars, restaurants and shopping facilities with the train line providing a fast direct service in London Waterloo it is a popular spot for commuters.

Location:

Avenue South is a quiet residential street conveniently situated for Surbiton Town Centre with its range of shops, bars, restaurants and Surbiton station with its fast and frequent 18 minute one stop service to Waterloo. The A3, which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sectors.

Furnishing: Unfurnished
Local Authority: Kingston upon Thames
Council Tax Band: C
Available Date: 13th December 2025
Deposit: £2,423
Tenancy Term: Long Term

