

£148,800 Shared Ownership

Langley Road, Surbiton, London KT6 6LW



- Guideline Minimum Deposit £14,880
- Beautiful, Victorian Building
- Approx. 690 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Communal Rear Garden
- Guide Min Income Dual £53.5k | Single £61.5k
- Second Floor
- Modern Energy-Efficiency Standards
- Allocated, Off-Street Parking Space
- Short Walk from Surbiton Railway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 31% share. Full market value £480,000). A rare chance to buy a shared-ownership flat in a beautiful, double-fronted Victorian building. The well-presented property is on the second floor and has an open-plan kitchen/reception room and a stylish bathroom with overhead and separate hand-held showers. There is a spacious main bedroom, with a large, south-east-facing window and an en-suite shower room, plus a smaller second double bedroom. Internal insulation, timber-framed sash windows with high performance glazing and a modern gas central heating system help bring energy-efficiency up to current standards. The block has gated, well-maintained grounds including a communal garden and a car park to the rear with a space allocated to this flat. Alternatively, Surbiton Railway Station is only a short walk away for services to a number of destinations including frequent trains into Waterloo. St Matthew's CofE Primary School is very close, and Ofsted-rated 'Good' plus there are several other well-thought-of schools, both primary and secondary, in the local area.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/02/2014).

Minimum Share: 31% (£148,800). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £636.60 per month (subject to annual review).

Service Charge: £156.73 per month (subject to annual review).

Ground Rent: £250.00 for the year.

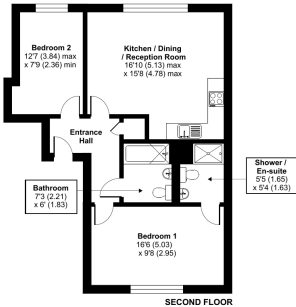
Guideline Minimum Income: Dual - £53,500 | Single - £61,500 (based on minimum share and 10% deposit).

Council Tax: Band D, Royal (London) Borough of Kingston Upon Thames. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

Langley Road, Surbiton, KT6

Approximate Area = 690 sq ft / 64.1 sq m
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Standard). © Urbanmoves 2025. Produced for Urban Moves. REF: 1380259

DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception

16' 10" max. x 15' 8" max. (5.13m x 4.78m)

Kitchen

included in reception measurement

Bedroom 1

16' 6" x 9' 8" (5.03m x 2.95m)

En-Suite Shower Room

5' 5" x 5' 4" (1.65m x 1.63m)

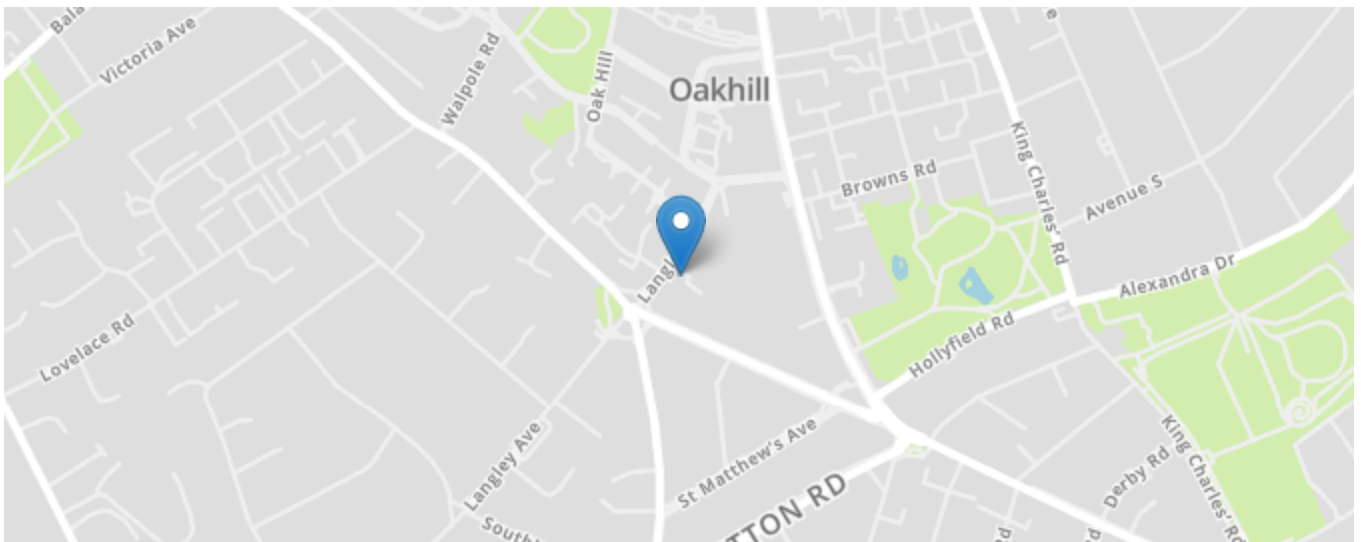
Bedroom 2

12' 7" max. x 7' 9" min. (3.84m x 2.36m)

Bathroom

7' 3" max. x 6' 0" max. (2.21m x 1.83m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.