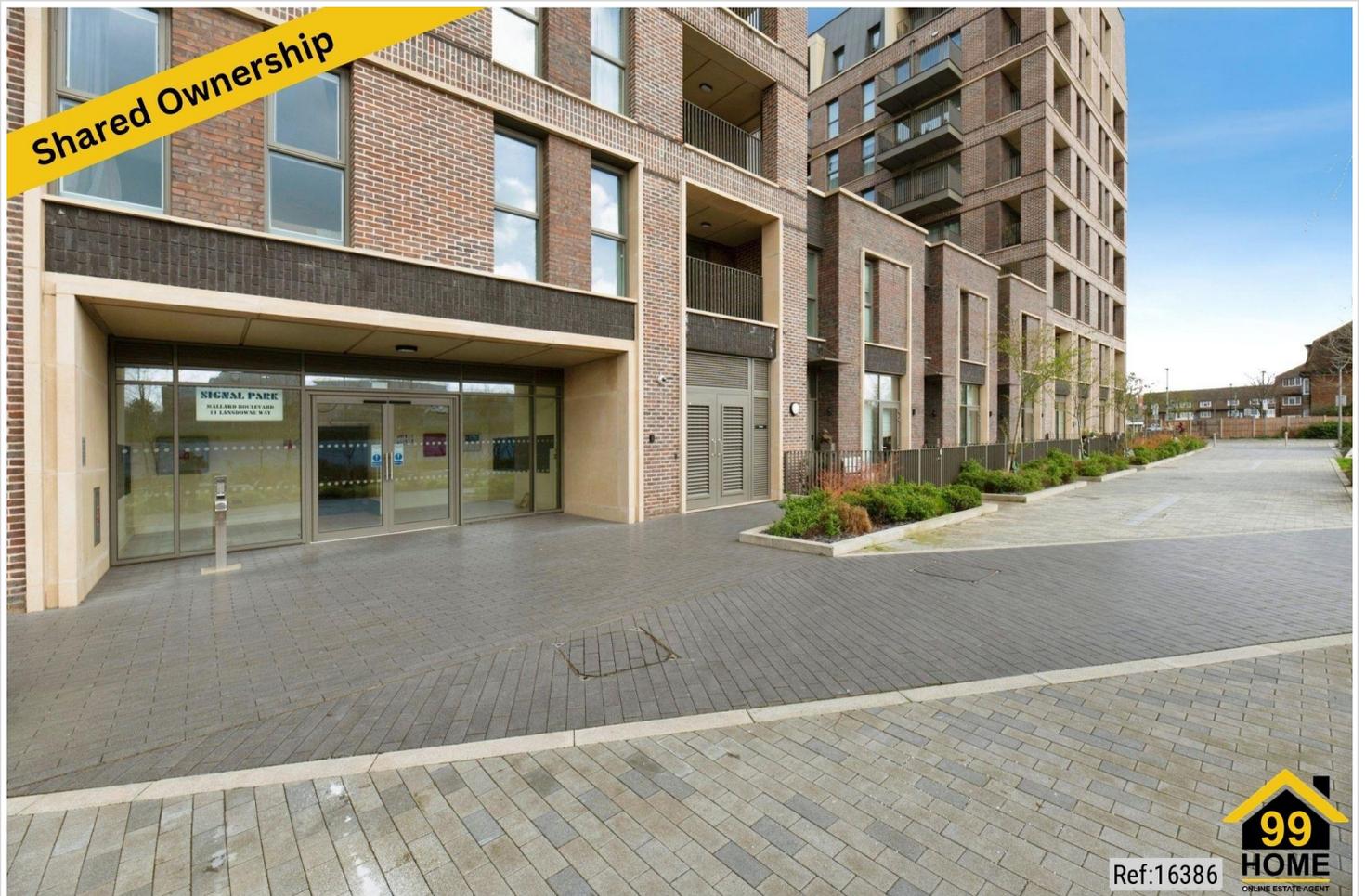




**99Home Ltd.**  
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2 Bed Apartment In Mallard Boulevard 11 Lansdowne Way, Surbiton, KT5 9PD  
£125,000





## SHORT DESCRIPTION

Property Ref: 16386 We are pleased to present an exceptional Apartment located at Mallard Boulevard, Surbiton, KT5. This wonderful residence boasts 2 bedrooms, 2 bathrooms, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a Communal Garden and allocated parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. Just a two-minute walk to the train station with excellent links to central London. The property is also well served by frequent bus routes to Epsom, Kingston, New Malden, and Chessington. Several primary schools are within easy walking distance, with secondary schools accessible on foot or by bus. For drivers, there are quick connections to London via the A3 and convenient access to the M25. A nearby Broadway offers a range of shops and amenities, making everyday shopping easy and convenient. Property Type: Apartment Full selling price: £500000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £125000.00 Monthly rent based on 25% share: £897.99 Remaining lease (In Years): 988 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £2286.24 Council tax band: D EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied



**Bed Room(s)**



**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



**Floor Plan**

Total floor area 69.7 sq.m. (751 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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