



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



## Lovelace Road, Surbiton, KT6 6NA

A very spacious three-bedroom split-level conversion apartment with a private front garden, gargae and off street parking. Set in a grand period house and located within the highly desirable tree-lined Lovelace area. Surbiton mainline station and high street are within walking distance. The many benefits include a private entrance on the ground floor. On the first floor, an expansive living room with ample sitting/dining space and a period fireplace. There is a separate fitted kitchen with appliances. Also, a large double bedroom with a fitted wardrobe and a modern white bathroom suite with a shower over the bath. On the second floor, two good size double bedrooms and a large eaves storage area. Gas central heating. There is a private, enclosed garden at the front of the property and a garage accessed from Lovelace Gardens with off street parking in front. The property is being sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £184.35 per month. Sold with no onward chain.

**Guide Price £549,950 Leasehold - Share of Freehold**

**EPC Rating: E**

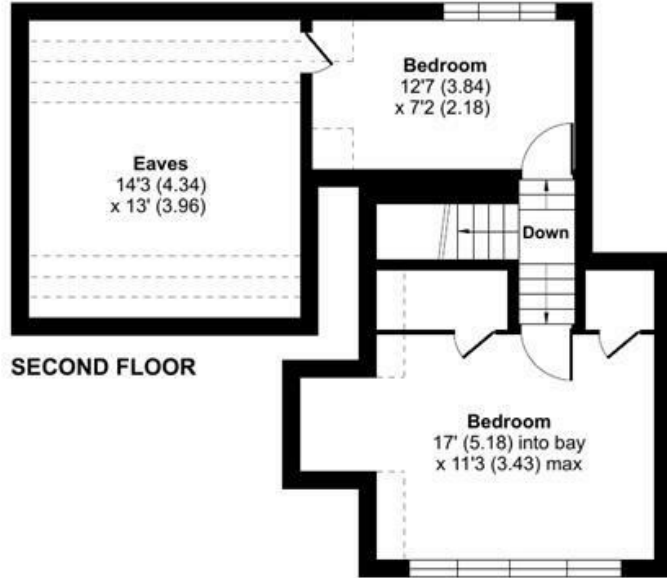
# Lovelace Road, Surbiton, KT6

Approximate Area = 1012 sq ft / 94 sq m  
 Limited Use Area(s) = 209 sq ft / 19.4 sq m  
 Garage = 146 sq ft / 13.5 sq m  
 Total = 1367 sq ft / 126.9 sq m

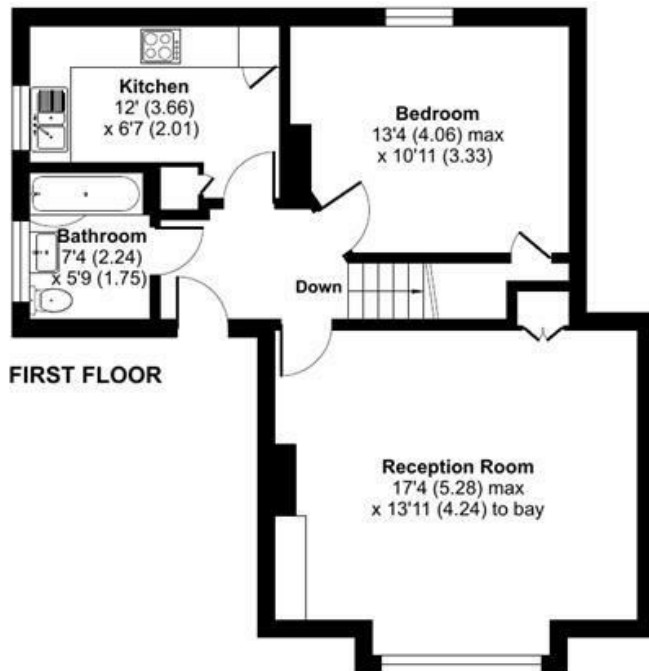
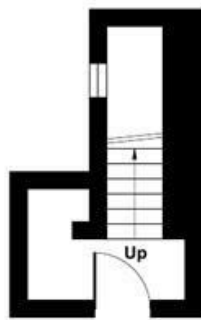
For identification only - Not to scale



Denotes restricted head height



**Off Street Parking**  
26'10" (8.17)  
x 9' (2.75)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1151872

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

