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Lovelace Gardens, Surbiton, KT6 6RZ

An excellent, spacious two double bedroom first floor apartment with a private balcony overlooking communal gardens. Located in the highly desirable tree-lined Lovelace area within walking distance of Surbiton mainline station and high street. The many benefits include a large lounge dining room with a door leading out to the balcony. A contemporary shaker-style fitted breakfast room with integral appliances. The large master bedroom includes fitted wardrobes plus a double second bedroom also with a wardrobe. There is a white bathroom suite with a separate shower. Extensive storage, gas central heating and modern double glazing. Well maintained communal gardens and parking on a first come, first served basis. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the quarterly charges are; Service Charge £347.75 - Ground Rent £5.00 - Insurance £68.57. A lovely home.

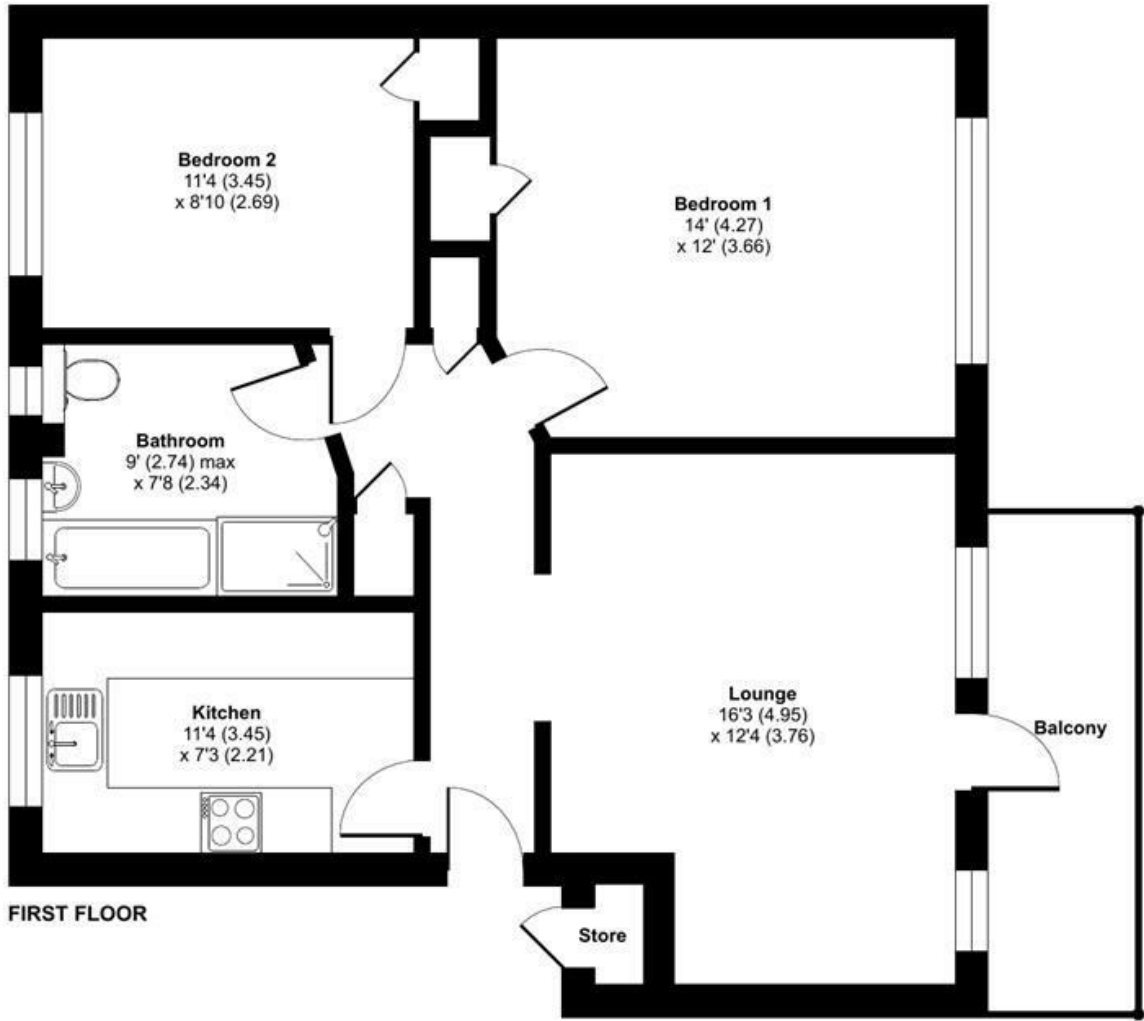
Guide Price £425,000 Leasehold - Share of Freehold

EPC Rating: C

Clinton House, Lovelace Gardens, Surbiton, KT6

Approximate Area = 735 sq ft / 68.2 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Matthew James. REF: 1233784

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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		