



Matthew James

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Maple Road, Surbiton, KT6 4AE

An outstanding and spacious one bedroom upper ground floor conversion apartment with tall elegant ceilings, sash windows, many character features and off street parking. Set in a grand detached Victorian house within a short walk of the mainline station, high street and the Thames. The many benefits include a stunning bright, light living room with large sash windows, shutters, tall ceilings and ample sitting/dining space. A sleek contemporary open-plan kitchen with integral appliances and granite surfaces. A spacious bedroom with built in wardrobes, a Juliet balcony and shutters. There is a modern shower room. Gas central heating. Parking to the rear. Lease 111 years. We are informed the service charge is £159 per month and the ground rent £125 pa. A lovely character apartment in the heart of Surbiton.

Guide Price £349,950 Leasehold

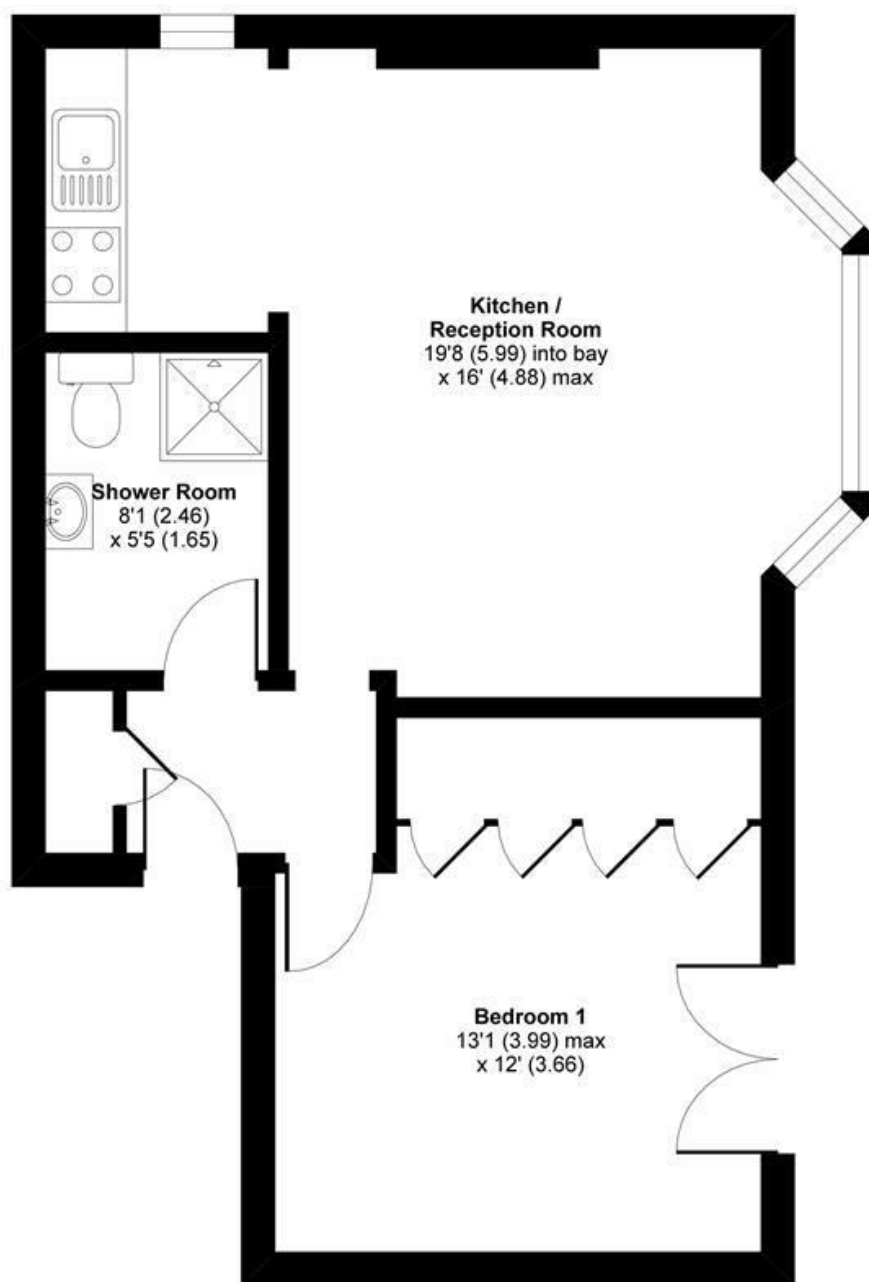
EPC Rating: E



Maple Road, Surbiton, KT6

Approximate Area = 484 sq ft / 45 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Matthew James. REF: 625659

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	