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Maple Road, Surbiton, KT6 4AP

A stunning, spacious two double bedroom, two-bathroom Church conversion apartment, set over three floors with parking. Located on one of Surbiton's highly desirable 'river roads' within minutes' walk of Surbiton mainline station, the high street and the Thames. The apartment boasts much character with benefits, including a large open plan double height living space on the top floor with ample sitting and dining space, plus a contemporary fitted kitchen with appliances and a mezzanine study/occasional 3rd bedroom overlooking the living room. On the first floor are two double bedrooms, both with fitted wardrobes one with a well appointed en-suite shower plus a coordinated main bathroom with a shower above the bath. The welcoming entrance hallway is on the ground floor. Gas central heating and double glazing. Council tax band F. We are informed the service charge is £124 per month. Sold with a Share of the Freehold and a lease of 102 years. An amazing home.

Guide Price £600,000 Leasehold - Share of Freehold

EPC Rating: D

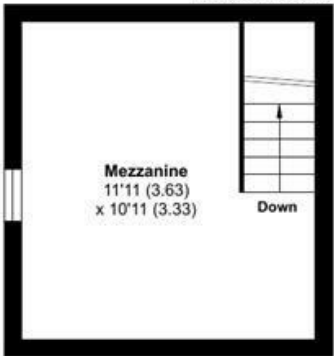
Maple Road, Surbiton, KT6

Approximate Area = 875 sq ft / 81.2 sq m
Limited Use Area(s) = 115 sq ft / 10.6 sq m
Total = 990 sq ft / 91.8 sq m

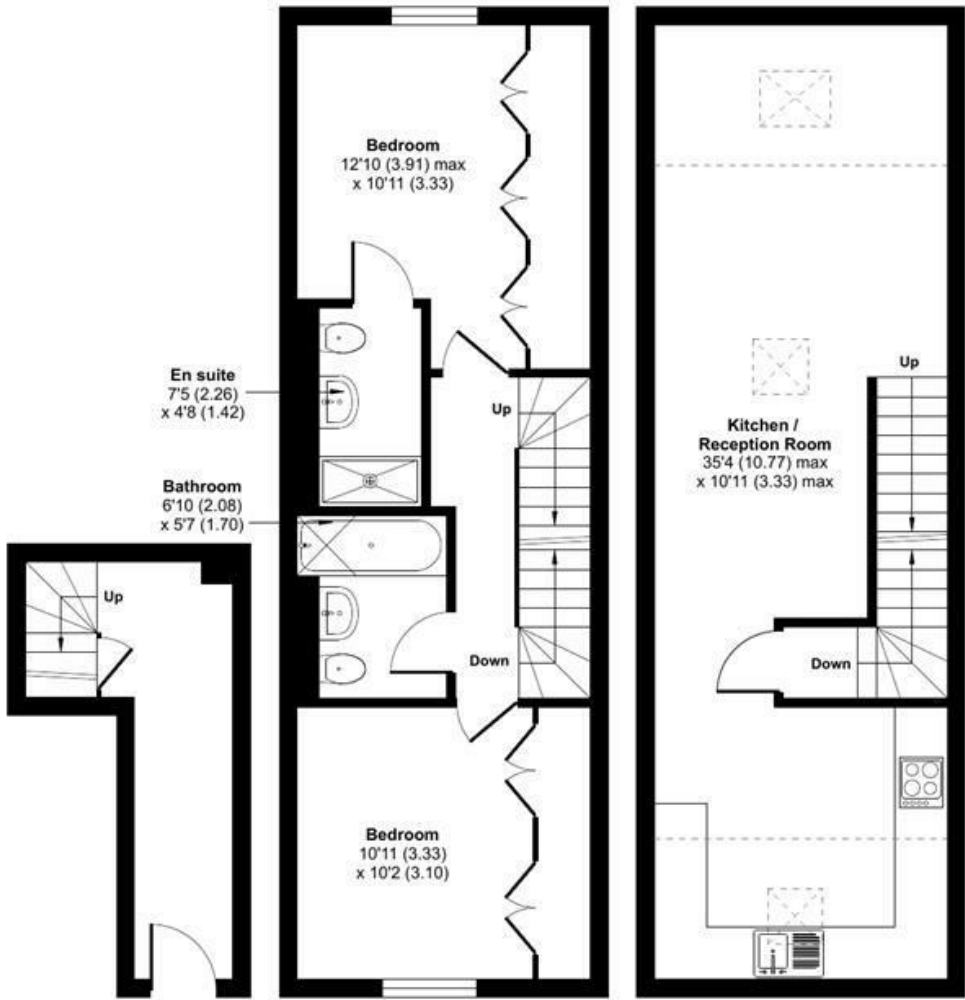
For identification only - Not to scale



Denotes restricted head height



MEZZANINE



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1241801

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/fittings 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		
	58	77
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		