



Matthew James

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Ditton Road, Surbiton, KT6 6RQ

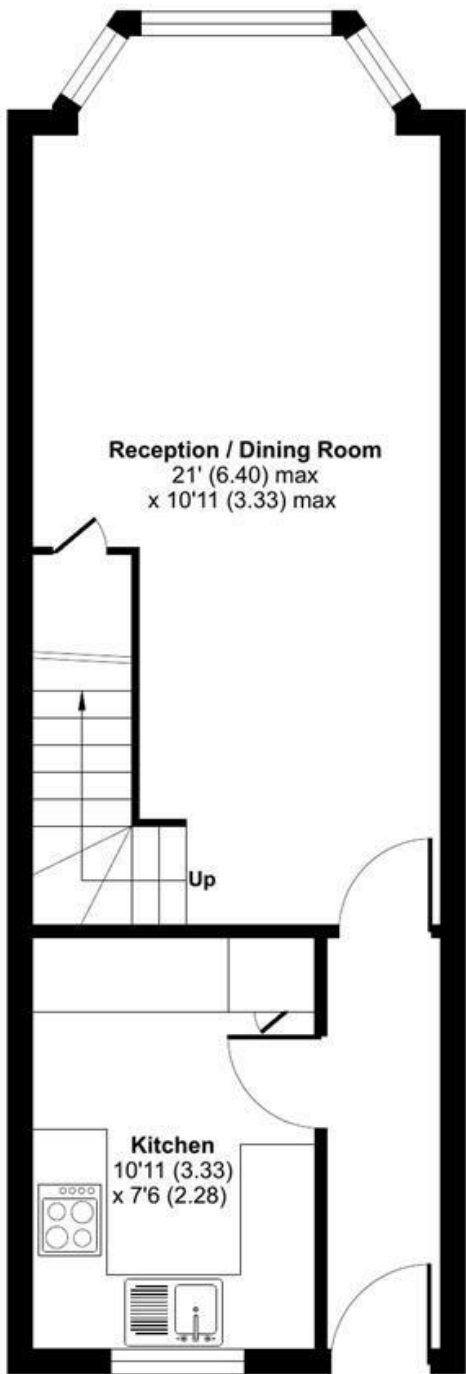
An excellent, spacious two-double bedroom split-level apartment set over the 1st and 2nd floors with a large communal garden. Located within walking distance of Surbiton mainline station and high street, with local shops and amenities on the doorstep. The many benefits include a large living room with ample sitting and dining space. A good size separate fitted kitchen. On the second floor is a large master bedroom with a built-in wardrobe and a double second bedroom. A modern white shower room. Gas central heating and double glazing. There is a large communal garden to the rear. Council tax band C. We are informed the service charge is £375 per qrt. Sold with a Share of the Freehold, a lease in excess of 900 years and no onward chain.

Guide Price £359,950 Leasehold - Share of Freehold

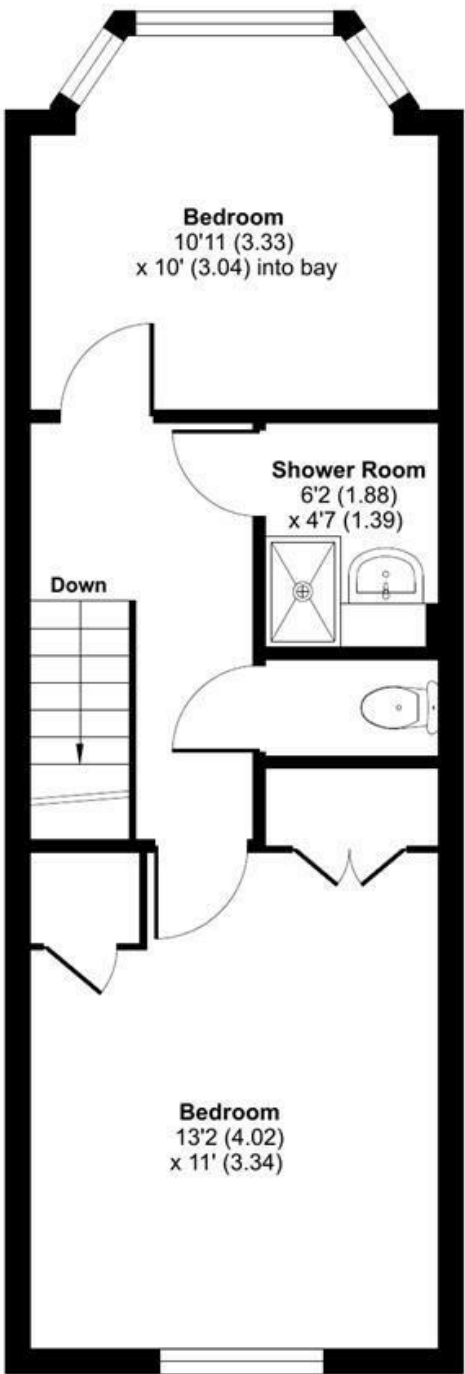
EPC Rating: C

Ditton Road, Surbiton, KT6

Approximate Area = 736 sq ft / 68.3 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Matthew James. REF: 1269496

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		
	78	78
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		