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Warwick Gardens, Thames Ditton, KT7 0RA

An excellent, spacious two-double bedroom first floor maisonette with access to large communal gardens, a garage and an external store. Located in a quiet cul-de-sac within walking distance of Thames Ditton station and Village centre. The many benefits include a large living room with ample sitting and dining space and a feature fireplace. A separate sleek contemporary fitted kitchen with integral appliances. There is a welcoming entrance, stairs and hallway. A large main bedroom and a double second bedroom with storage. The modern white bathroom suite includes a shower over the bath. Gas central heating and modern double glazing. Well maintained communal gardens. Garage in a nearby block and an external store. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £80 per month, there is also a £20 pa ground rent which is included within the monthly service charge. A lovely home.

Guide Price £415,000 Leasehold - Share of Freehold

EPC Rating: C

Warwick Gardens, Thames Ditton, KT7

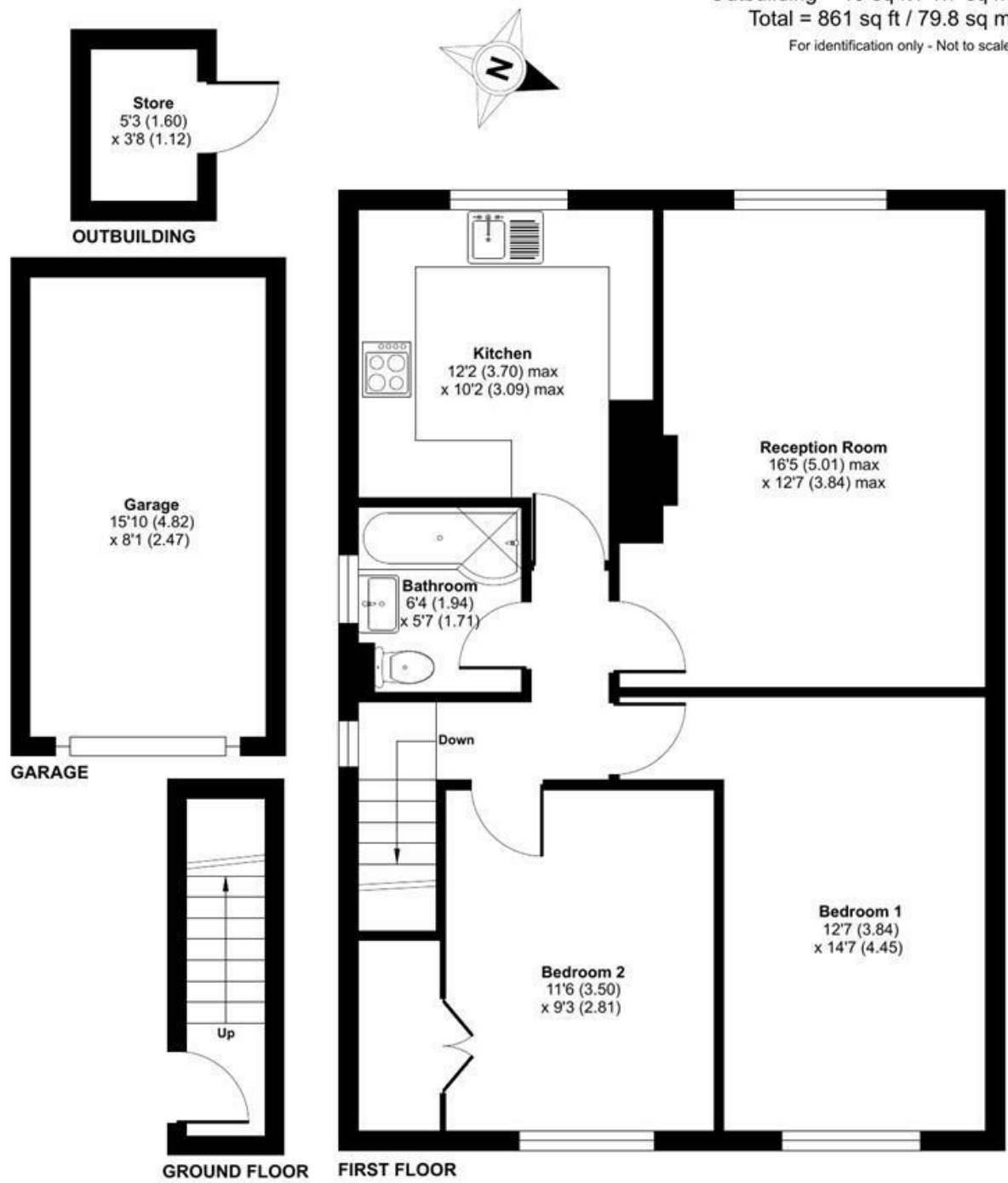
Approximate Area = 714 sq ft / 66.3 sq m

Garage = 128 sq ft / 11.8 sq m

Outbuilding = 19 sq ft / 1.7 sq m

Total = 861 sq ft / 79.8 sq m

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 2025. Produced for Matthew James. REF: 1268009

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	
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	
70	72
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
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	