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Maple Road, Surbiton, KT6 4AX

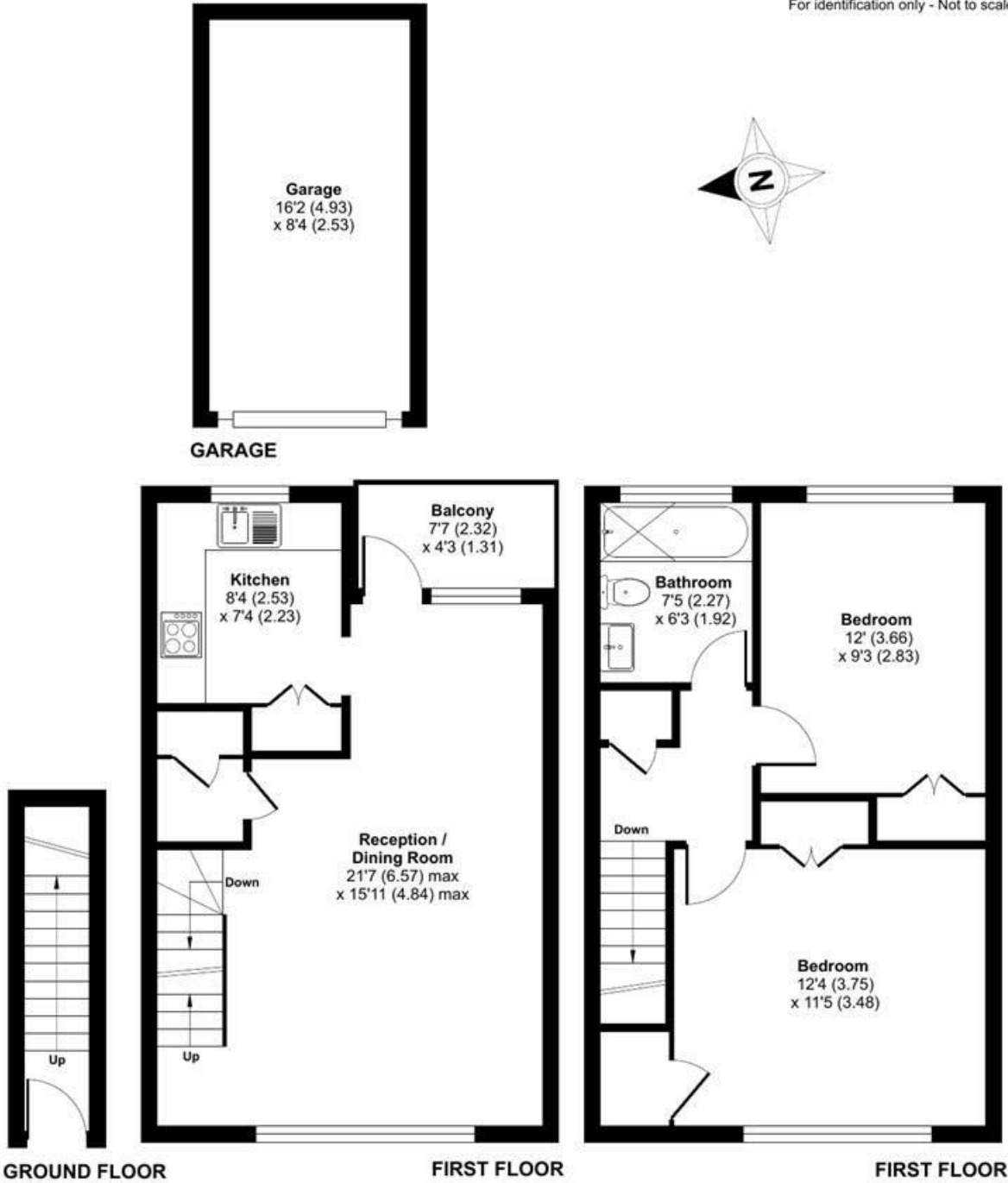
A spacious refurbished contemporary two-double-bedroom split-level maisonette set over the first and second floors with a private balcony and garage. Located along the tree-lined Maple Road within the heart of Surbiton. The mainline station, high street and the Thames are all within a short walk. The many benefits include your own private ground floor entrance. On the first floor there is a large living room with ample sitting and dining space, opening onto a balcony which overlooks the gardens. The separate contemporary shaker-style kitchen includes integral appliances. On the second floor, a large main bedroom with fitted wardrobes. There is also a double second bedroom with a wardrobe. The sumptuous white bathroom suite includes a shower over the bath. Electric underfloor heating and modern double glazing. The garage is in a block to the rear of the property. Well-maintained communal grounds. Council tax band D. New extended lease of 124 years. We are informed the service charge is £1426 pa. A lovely home in a great location.

Guide Price £499,950 Leasehold

EPC Rating: D

Maple Road, Surbiton, KT6

Approximate Area = 819 sq ft / 76 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 953 sq ft / 88.5 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: 1284335

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.

