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## Lovelace Road, Surbiton, KT6 6NB

## TO LET

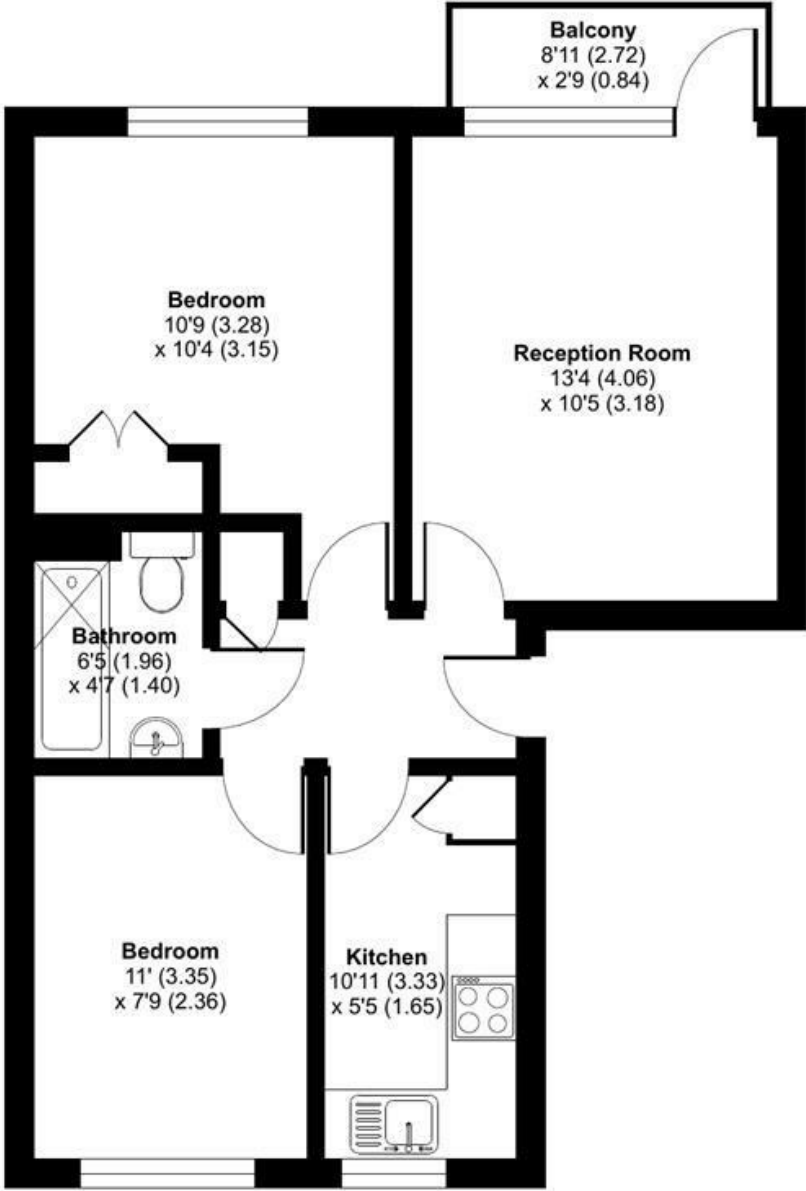
A well presented two-double bedroom first floor purpose-built apartment with a private balcony located within the highly desirable tree-lined Lovelace area and offering easy access to Surbiton mainline station and the shops and amenities of the high street. The accommodation comprises; entrance hall with storage, a good size living room with a door leading out to the balcony, a separate modern fitted kitchen with appliances, main bedroom with fitted wardrobes, 2nd double bedroom and a white bathroom suite with a shower over the bath. The property benefits from communal gardens, bike storage, double glazing and electric heating. The property is offered unfurnished and is available immediately. Council tax band C.

**£1,650 Per Calendar Month per calendar month (other fees may apply)**

**EPC Rating: D**

Terrapins, Lovelace Road, Surbiton, KT6

Approximate Area = 506 sq ft / 47. sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Matthew James. REF: 1229632

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market , all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	