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Lovelace Gardens, Surbiton, KT6 6SH

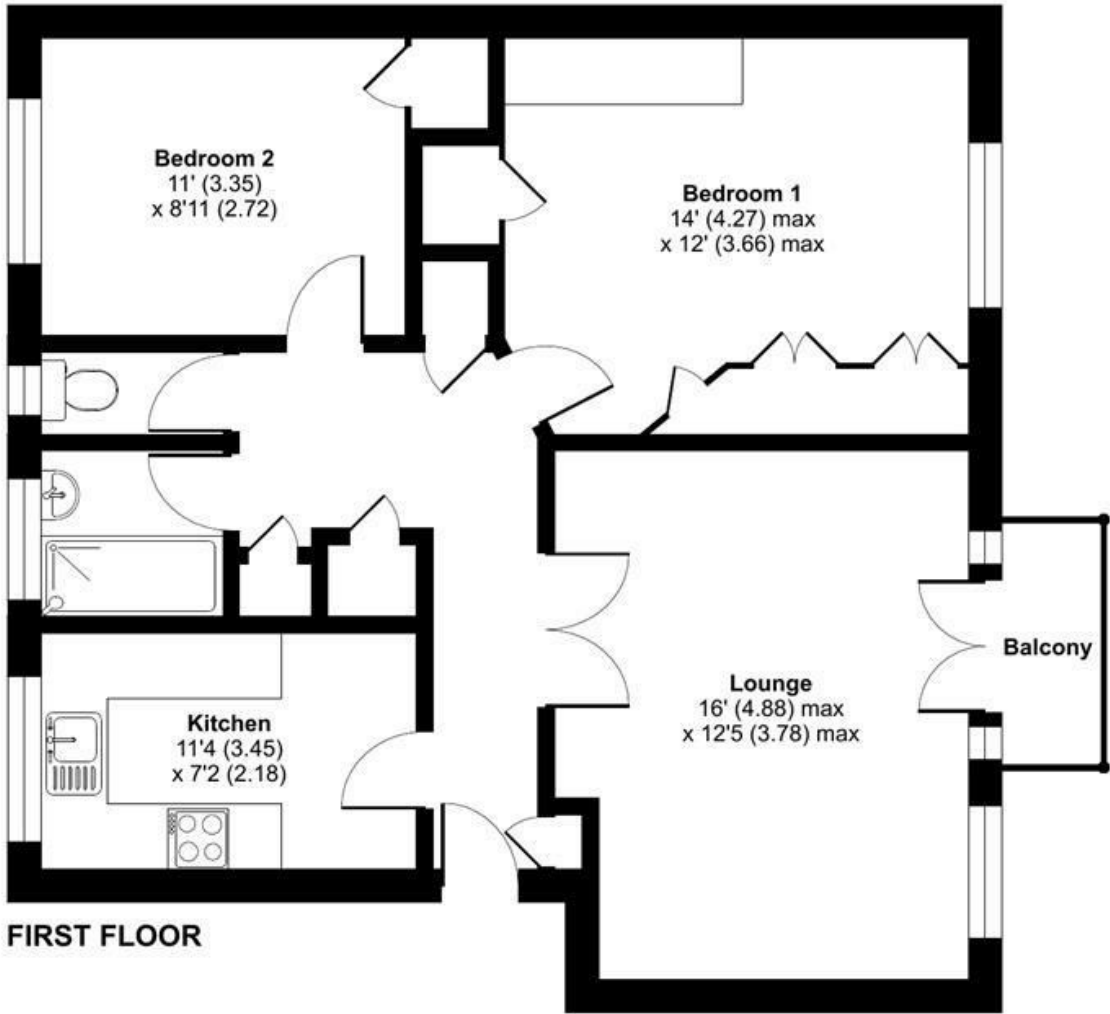
An excellent, spacious two double bedroom first floor apartment with a private balcony. Located in the highly desirable tree-lined Lovelace area within walking distance of Surbiton mainline station and high street. The many benefits include a large lounge dining room with a door leading out to the balcony. There is a separate, good size modern fitted kitchen with appliances. The large master bedroom includes bespoke fitted wardrobes plus a double second bedroom also with a built in wardrobe. There is a white bathroom suite with a shower over the bath and a separate wc. The welcoming entrance hallway includes extensive storage. Gas central heating and modern double glazing. There are beautiful communal gardens and parking on a first come, first served basis (one permit per property). Council tax band D. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £425 per qrt. No onward chain.

Guide Price £399,950 Leasehold - Share of Freehold

EPC Rating: C

Hollingsworth Court, Lovelace Gardens, Surbiton, KT6

Approximate Area = 741 sq ft / 68.8 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: 1303626

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		
England & Wales	73	78
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		