



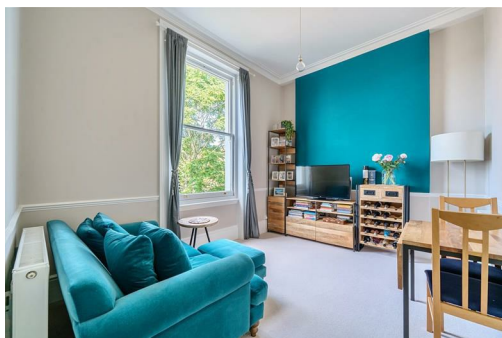
# Matthew James

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## Maple Road, Surbiton, KT6 4RP

An outstanding, light-bright two-double-bedroom first floor conversion apartment presented in excellent condition. Garage onsite for sale by separate negotiation. Set within a grand Victorian house with tall ceilings and sash windows, only a short walk from Surbiton mainline station (with fast trains to Waterloo), high street, the Thames and the popular bars and restaurants of Maple Road. The many benefits include a large living room with ample sitting and dining space. There is a separate contemporary shaker-style kitchen with integral appliances and oak surfaces. The master bedroom includes fitted wardrobes and there is a double second bedroom. There is also a separate study space. The stylish bathroom suite includes a rainfall shower above the bath. Gas central heating. Well-maintained communal areas. Council tax band C. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £2085 pa. A lovely home.

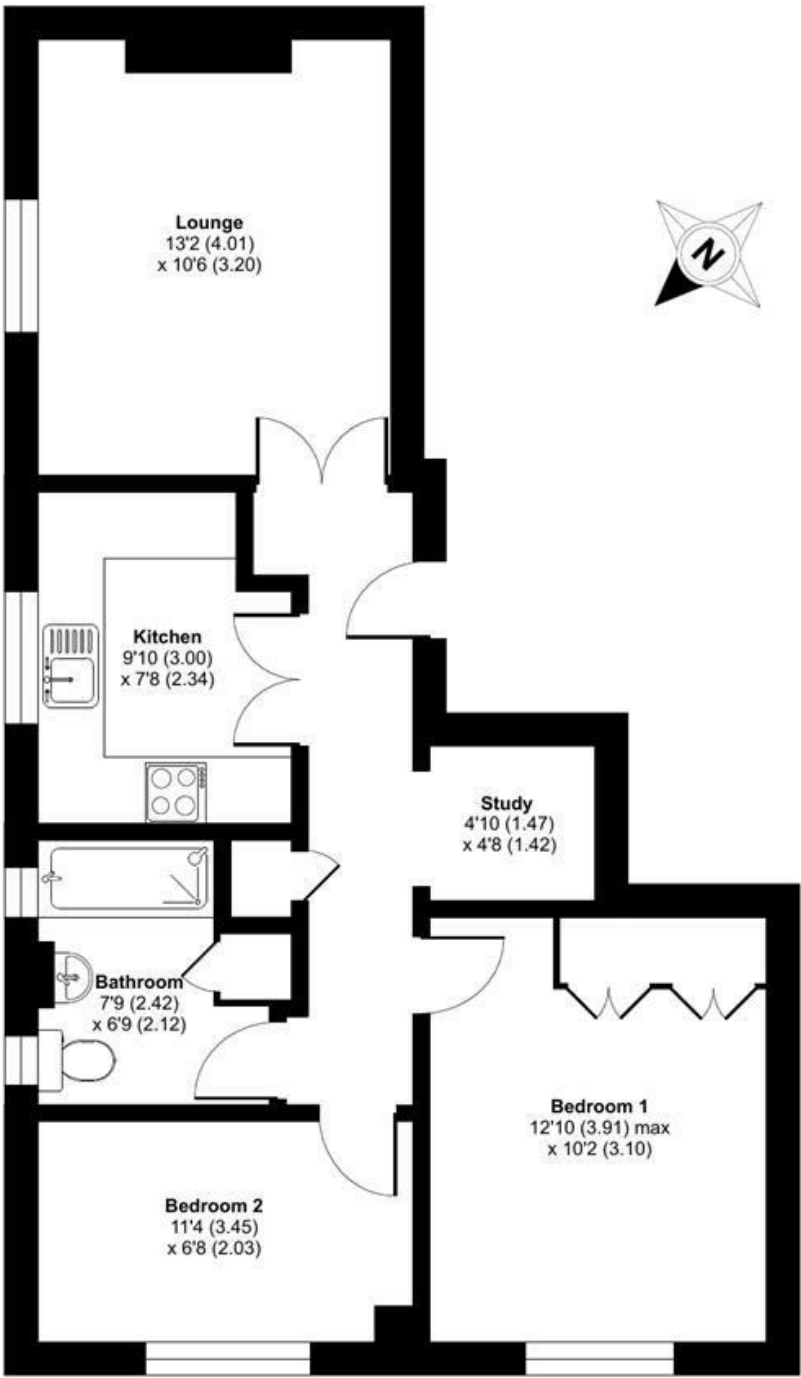
**Guide Price £460,000 Leasehold - Share of Freehold**

**EPC Rating: D**



# Maple Road, Surbiton, KT6

Approximate Area = 602 sq ft / 55.9 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 2025. Produced for Matthew James. REF: 1310586

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.

