



Matthew James

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Maple Road, Surbiton, KT6 4AG

An outstanding, modern spacious two double bedroom, high specification lift serviced 2nd floor apartment with a private parking space & balcony. Located within the very heart of Surbiton only moments walk from the mainline station, high street and the Thames. With the local bars, restaurants and boutiques of Maple Road on your doorstep. The many benefits include a lovely, spacious bright living room with large windows. Sleek, high gloss fitted kitchen with stone surfaces and good quality integral appliances. Large main double bedroom with built in wardrobes and en-suite shower room & door onto private balcony, large 2nd double bedroom with fitted wardrobes. Service charge £2200 per annum. Ground Rent 350 per annum. Lease of 113 years. Sold with no onward chain.

Guide Price £595,000 Leasehold

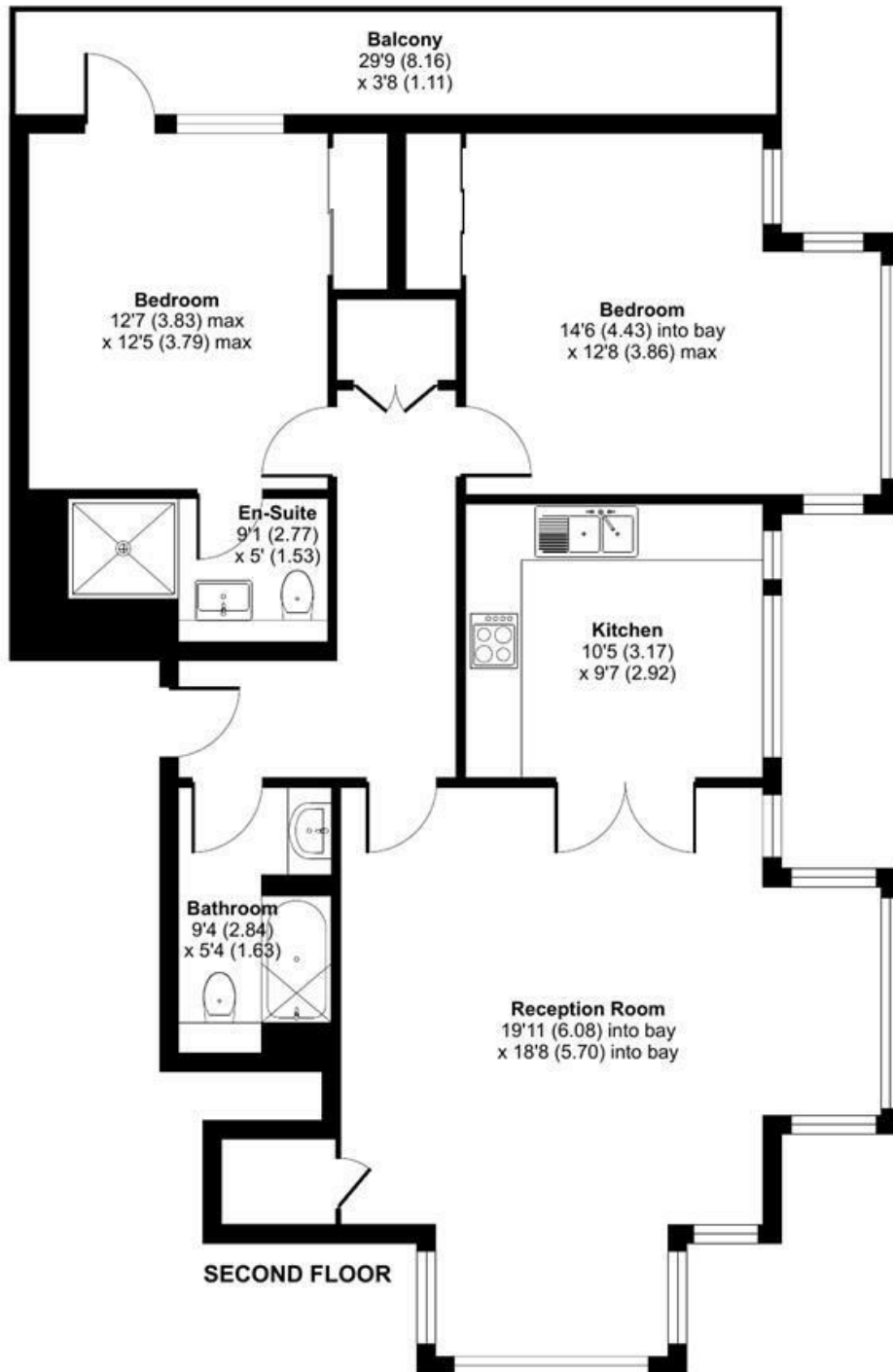
EPC Rating: C



Maple Road, Surbiton, KT6

Approximate Area = 959 sq ft / 89 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). © n°checom 2025. Produced for Matthew James. REF: 1358541

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		
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		