



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Maple Road, Surbiton, KT6 4AB

An excellent, well-presented two-bedroom top floor split-level conversion apartment. Set in a grand Victorian house overlooking the picturesque garden square. Surbiton mainline station and high street are a few minutes walk away. With the Thames and River walk to Kingston also close by. The many benefits include a good size living room with a period fireplace and a separate sleek contemporary kitchen including appliances. There is a large double bedroom and a good size second bedroom. The modern white bathroom suite includes a shower over the bath. Gas central heating and 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 £109 per month. No onward chain.

Guide Price £399,950 Leasehold - Share of Freehold

EPC Rating: C

Maple Road, Surbiton, KT6

Approximate Area = 647 sq ft / 60.1 sq m

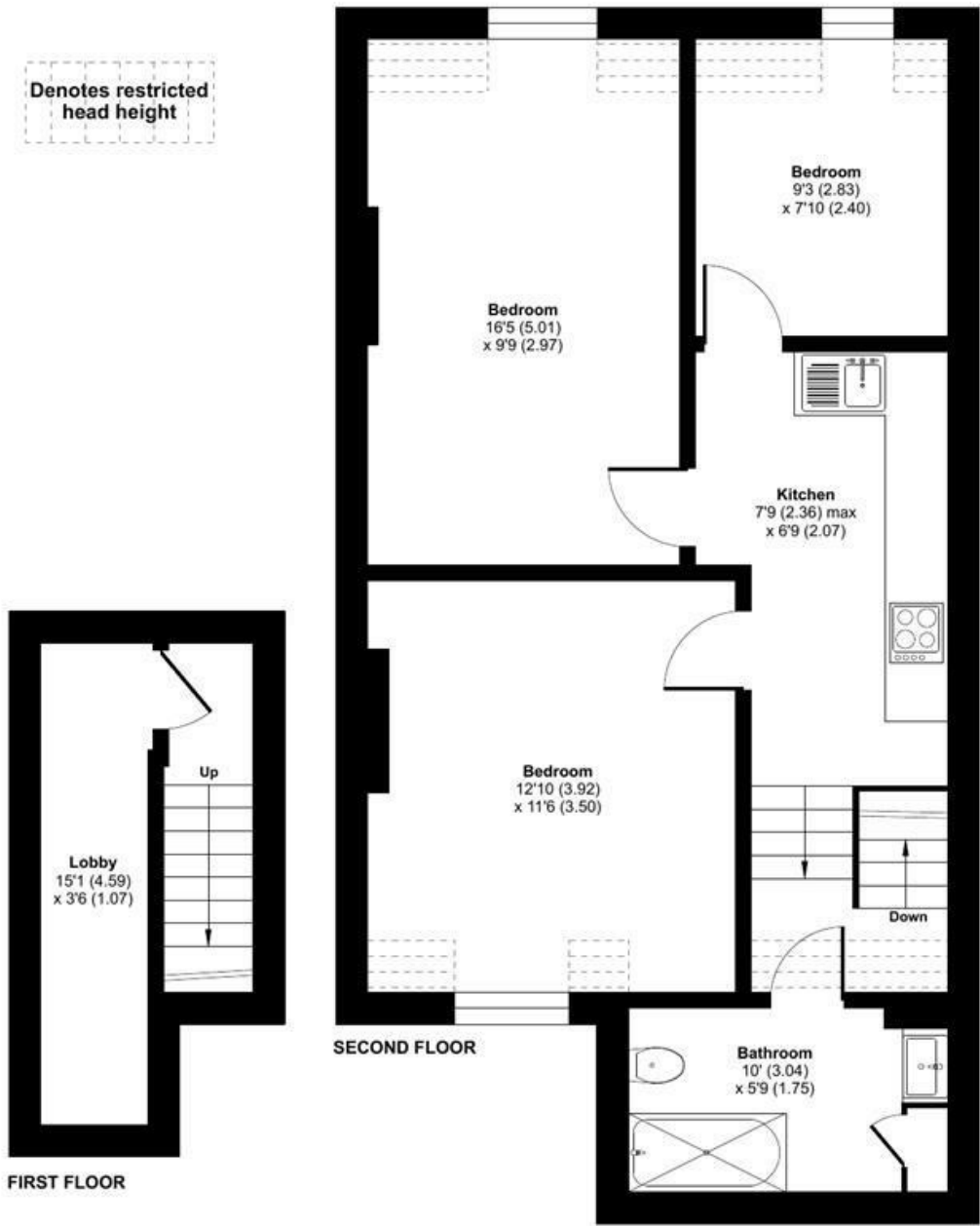
Limited Use Area(s) = 41 sq ft / 3.8 sq m

Total = 688 sq ft / 63.9 sq m

For identification only - Not to scale



Denotes restricted head height



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: 1376760

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	