



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



Osborne Court, Surbiton, KT6 6AD

An excellent, spacious two-double bedroom split-level maisonette with a private entrance and a garage. Located within a short walk of Surbiton mainline station and high street, with frequent buses on the 'doorstep'. The numerous benefits include; on the first floor a large sitting room with a feature fireplace and French doors opening onto a good size dining room and a fitted kitchen with appliances. On the top floor a large master bedroom with fitted wardrobes. There is also a double second bedroom. A modern white bathroom suite with a shower over the bath. Gas central heating and double glazing. Garage in a block on site, well-maintained communal gardens. Council tax band D. Sold with a Share of the Freehold a lease in excess of 900 years. We are informed the service charge is £2580 pa. No Onward Chain.

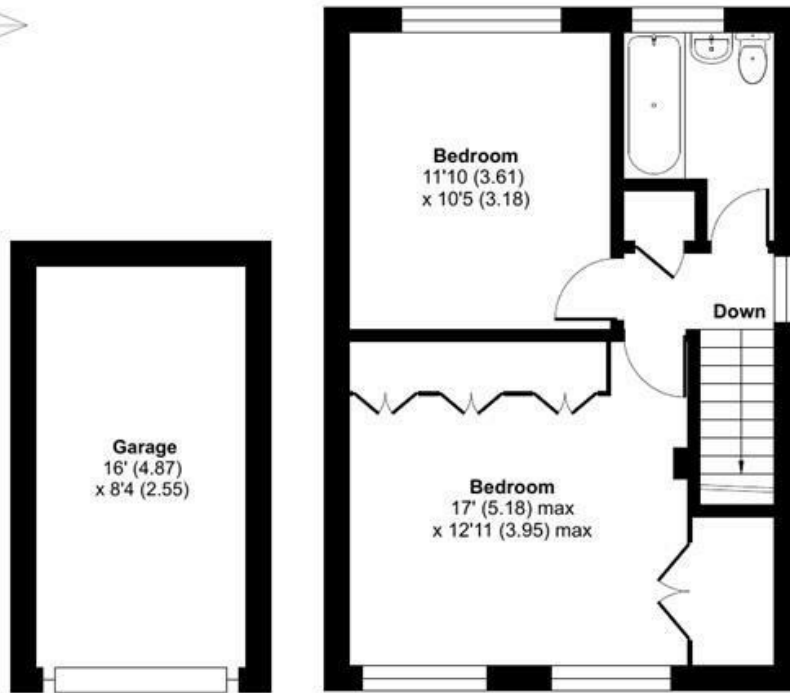
Guide Price £469,950 Leasehold - Share of Freehold

EPC Rating: D

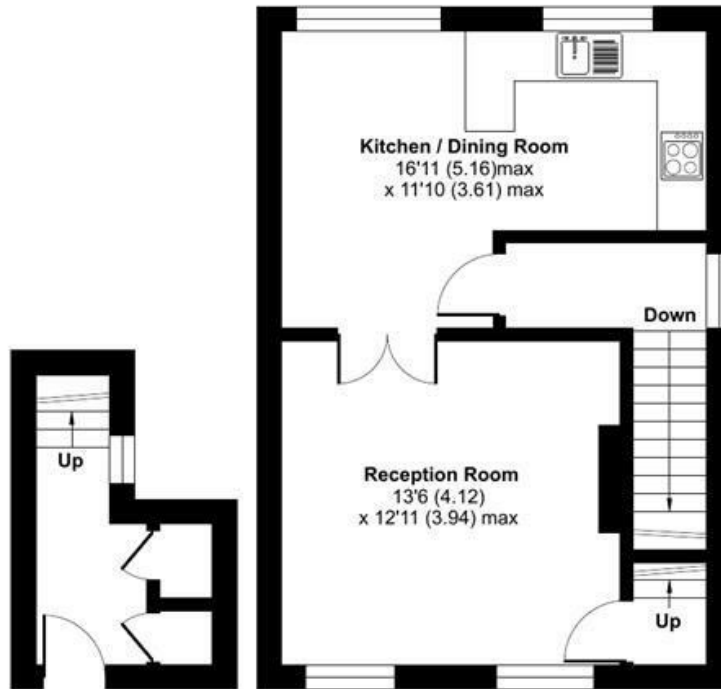
Osborne Court, Ewell Road, Surbiton, KT6

Approximate Area = 913 sq ft / 84.8 sq m (exclude garage)

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Matthew James. REF: 1440842

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		67	68
(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	