



Matthew James

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

T: +44 (0) 20 8390 2266

E: [enquiries@matthewjamesestateagents.co.uk](mailto:enquiries@matthewjamesestateagents.co.uk)

[www.matthewjamesestateagents.co.uk](http://www.matthewjamesestateagents.co.uk)



## Maplehurst Close, Kingston Upon Thames, KT1 2HD

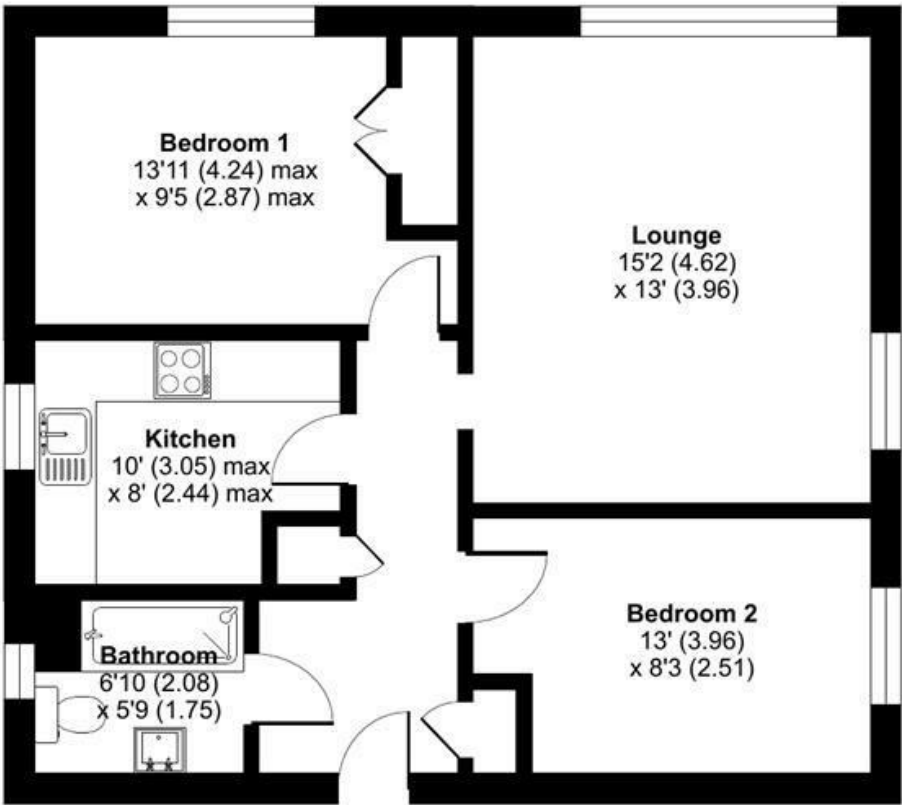
An outstanding recently refurbished two-double-bedroom second-floor purpose-built apartment with parking. Located within approx. 10 minutes' walk of both Surbiton mainline station and Kingston town centre and approx. 5 minutes' walk to the Thames and the popular bars and restaurants along Maple Road. The many benefits include a large dual-aspect reception room with ample sitting and dining space. A separate bespoke fitted kitchen with quartz work surfaces and integrated appliances. The master bedroom includes fitted wardrobes and there is a double second bedroom. The sleek modern white bathroom suite includes a shower above the bath. Modern electric heating and double glazing. Well-maintained communal areas. Allocated parking space and visitor space at the rear. Lease 148 years. We are informed the service charge is £1500 pa. A lovely home in an excellent location.

**Offers Over £400,000 Leasehold**

**EPC Rating: C**

# Maplehurst Close, Kingston Upon Thames, KT1

Approximate Area = 656 sq ft / 61 sq m  
For identification only - Not to scale



SECOND FLOOR

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: 1289339

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		
	73	80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		