



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



Tolworth Park Road, Surbiton, KT6 7RH

A spacious two double bedroom first floor period maisonette with a private garden. The property is in need of some updating. Located on an established residential road within easy reach of Surbiton mainline station with local shops and amenities a short walk away. The many benefits include your own private entrance. A lovely bright sitting room with three sash windows. There is a separate-fitted kitchen with appliances. Two double bedrooms. Gas central heating and double glazing. The garden is accessed through the ground floor maisonette's garden. Council tax band C. We are informed there will be a new lease in excess of 900 years and a Share of the Freehold. No onward chain.

Guide Price £335,000 Leasehold - Share of Freehold

EPC Rating: D

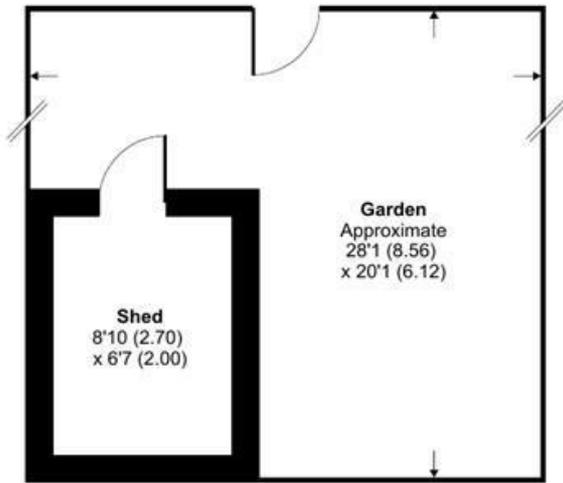
Tolworth Park Road, Surbiton, KT6

Approximate Area = 776 sq ft / 72 sq m

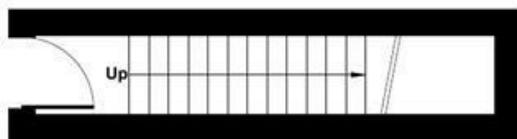
Outbuilding = 58 sq ft / 5.3 sq m

Total = 834 sq ft / 77.3 sq m

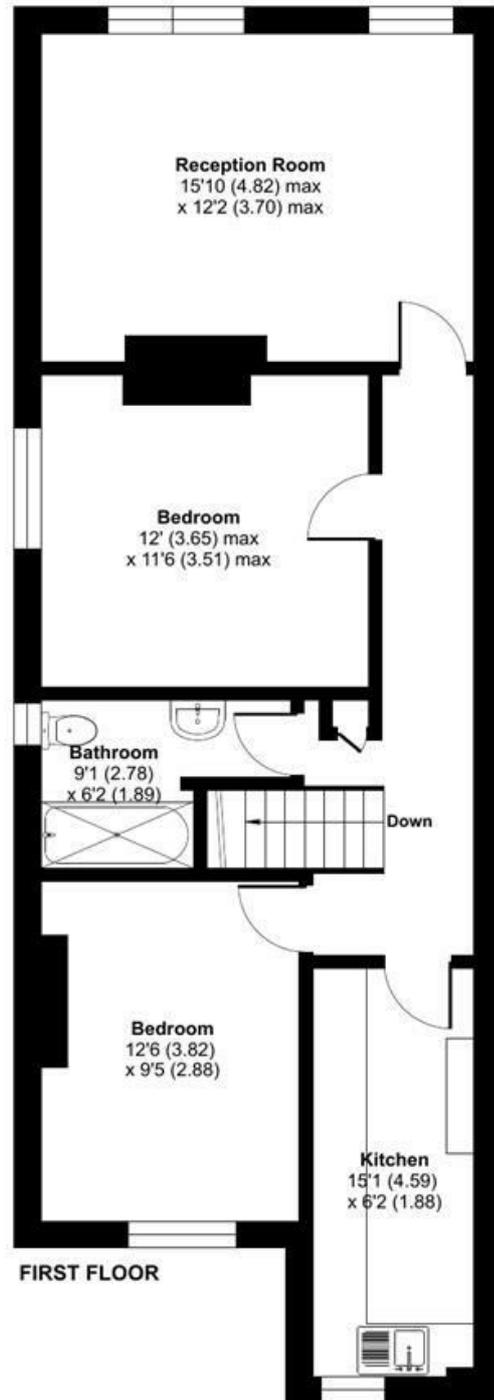
For identification only - Not to scale



OUTBUILDING



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: 1414669

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		58	64
(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	