



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



20A Giggs Hill Road, Thames Ditton, KT7 0BT

A stunning, unique two double bedroom first floor apartment set in an enclosed, secluded courtyard. Located next to Giggs Hill Green, within walking distance of Thames Ditton Village and station. Also within easy reach of Surbiton station and high street. The many benefits include a very spacious open-plan living room with ample sitting, dining and work space. Including an extensive contemporary fitted kitchen with integral appliances and sociable peninsular bar. A good size master bedroom with a walk-in wardrobe. A double second bedroom with a built-in wardrobe. Wooden floors, shuttered double-glazed windows and gas central heating. There is a covered parking space and additional private storage. Council tax band D. Lease 104 years. We are informed the service charge is £3,800 pa (including £1,000 paid into a reserve fund) and the ground rent £200 pa. A charming character property in an enviable location sold with no onward chain.

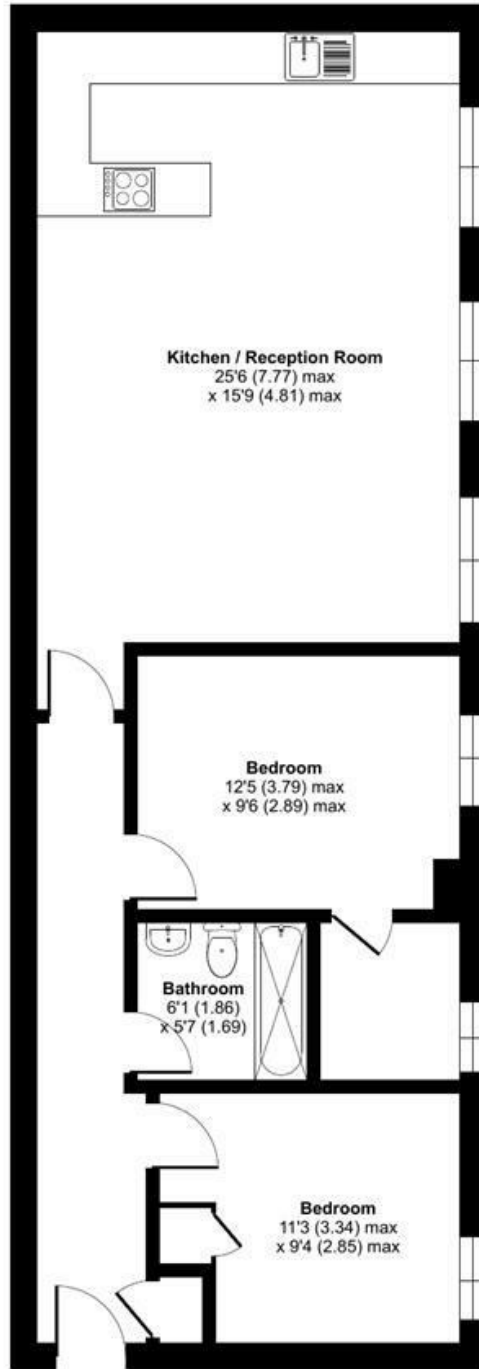
Guide Price £435,000 Leasehold

EPC Rating: D

Giggs Hill Road, Thames Ditton, KT7

Approximate Area = 777 sq ft / 72.1 sq m

For identification only - Not to scale



Kitchen / Reception Room
25'6 (7.77) max
x 15'9 (4.81) max

Bedroom
12'5 (3.79) max
x 9'6 (2.89) max

Bathroom
6'1 (1.86)
x 5'7 (1.69)

Bedroom
11'3 (3.34) max
x 9'4 (2.85) max

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: 1418421

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.

