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Lovelace Gardens, Surbiton, KT6 6SR

An excellent two-bedroom top-floor purpose-built apartment with a private south-facing balcony and a parking space. Located in a quiet spot within a short walk of Surbiton mainline station and high street. The many benefits include a good size living room, leading on to the kitchen, with open breakfast bar dining & modern shaker-style kitchen. The large main bedroom includes fitted wardrobes and there is a door opening onto the balcony overlooking the communal gardens at the rear of the block. Good size second bedroom. There is a contemporary shower room. Electric heating and modern double glazed tilt and turn windows. Well-maintained communal areas and communal garden. There is a lock-up store and parking space to the rear of the building. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £2,200 pa. No onward chain.

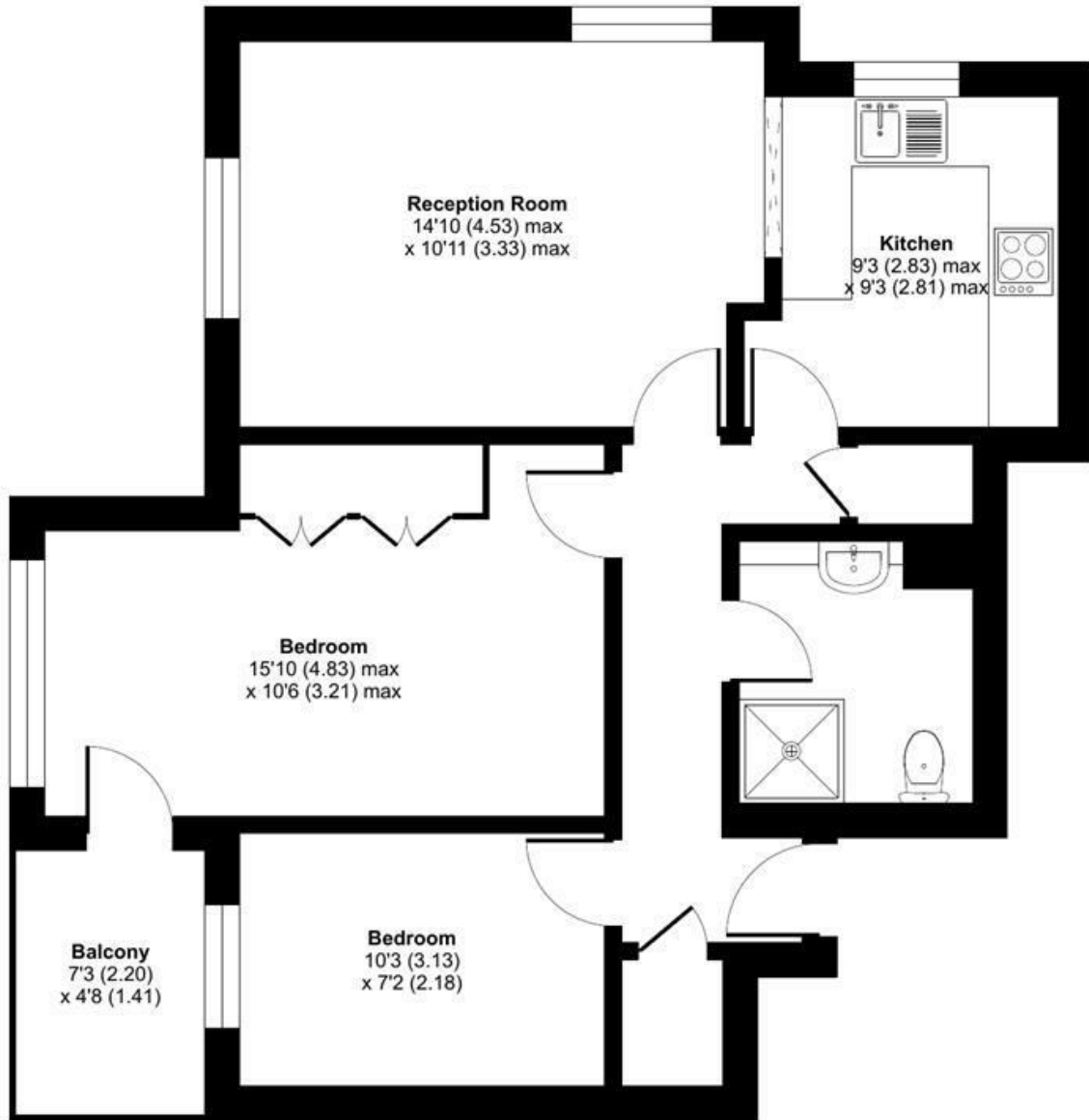
Guide Price £385,000 Leasehold - Share of Freehold

EPC Rating: D

Lovelace Gardens, Surbiton, KT6

Approximate Area = 624 sq ft / 57.9 sq m

For identification only - Not to scale



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: 1434170

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		
	58	70
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	