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Lovelace Road, Surbiton, KT6 6NT

An excellent, spacious one-bedroom, second floor, purpose-built apartment, presented in excellent condition with a new, sleek fitted kitchen. Located within the popular tree-lined Lovelace area, Surbiton mainline station and high street are a short walk away. The many benefits include a large living room with ample sitting and dining space. There is a part open-plan new contemporary fitted kitchen with appliances. The double bedroom includes fitted wardrobes. There is a modern white bathroom suite with a shower over the bath. Gas central heating and double glazing. There is a large, well-maintained communal garden to the rear. Council tax band C. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £445 per qrt including a ground rent of £10 pa. Sold with no onward chain.

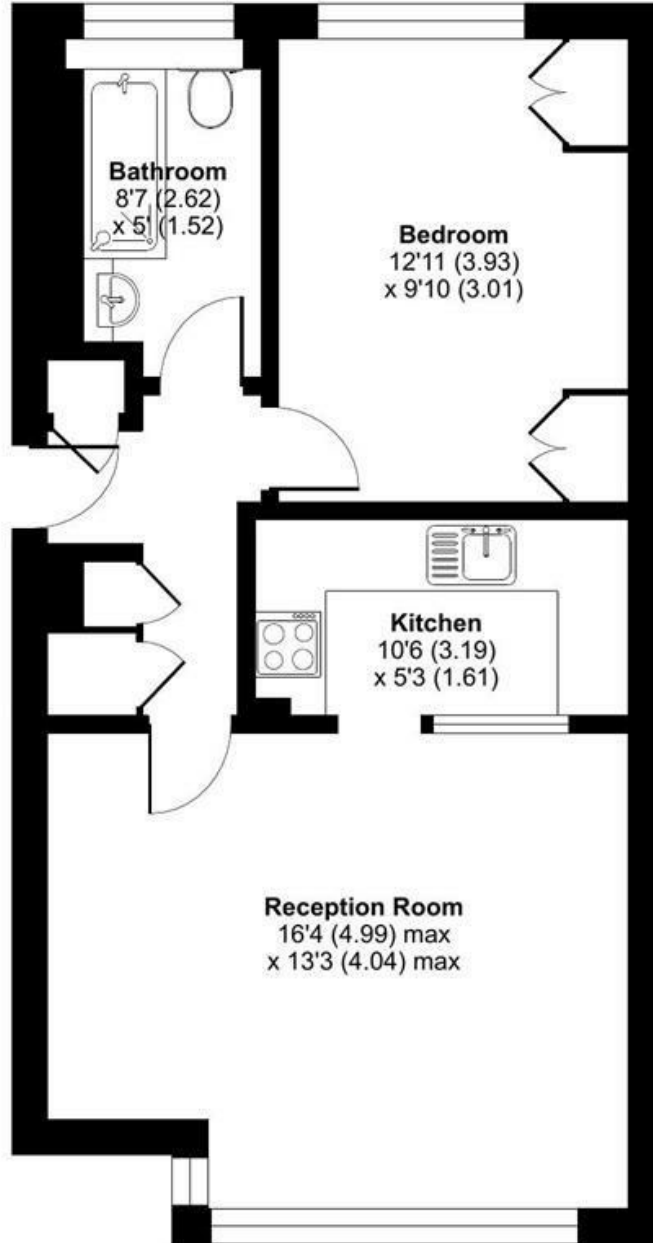
Guide Price £299,950 Leasehold - Share of Freehold

EPC Rating: D

Lovelace Road, Surbiton, KT6

Approximate Area = 516 sq ft / 47.9 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 2026. Produced for Matthew James. REF: 1508977

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		
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		