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Lovelace Gardens, Surbiton, KT6 6RU

An excellent one-bedroom, top-floor purpose-built apartment with parking. Located in the highly desirable tree-lined Lovelace area within walking distance of Surbiton mainline station and high street. The many benefits include a good-sized living room with sitting and dining space and a Juliet balcony. There is a fitted open plan kitchen with integral appliances. A spacious double bedroom and a modern white shower room. The entrance hallway includes a storage cupboard. Double glazing and gas central heating. Well maintained communal areas and parking to the rear of the building. Council tax band C. Sold with a Share of the Freehold. We are informed the service charge is £681 per half year and the ground rent £100 pa. No onward chain.

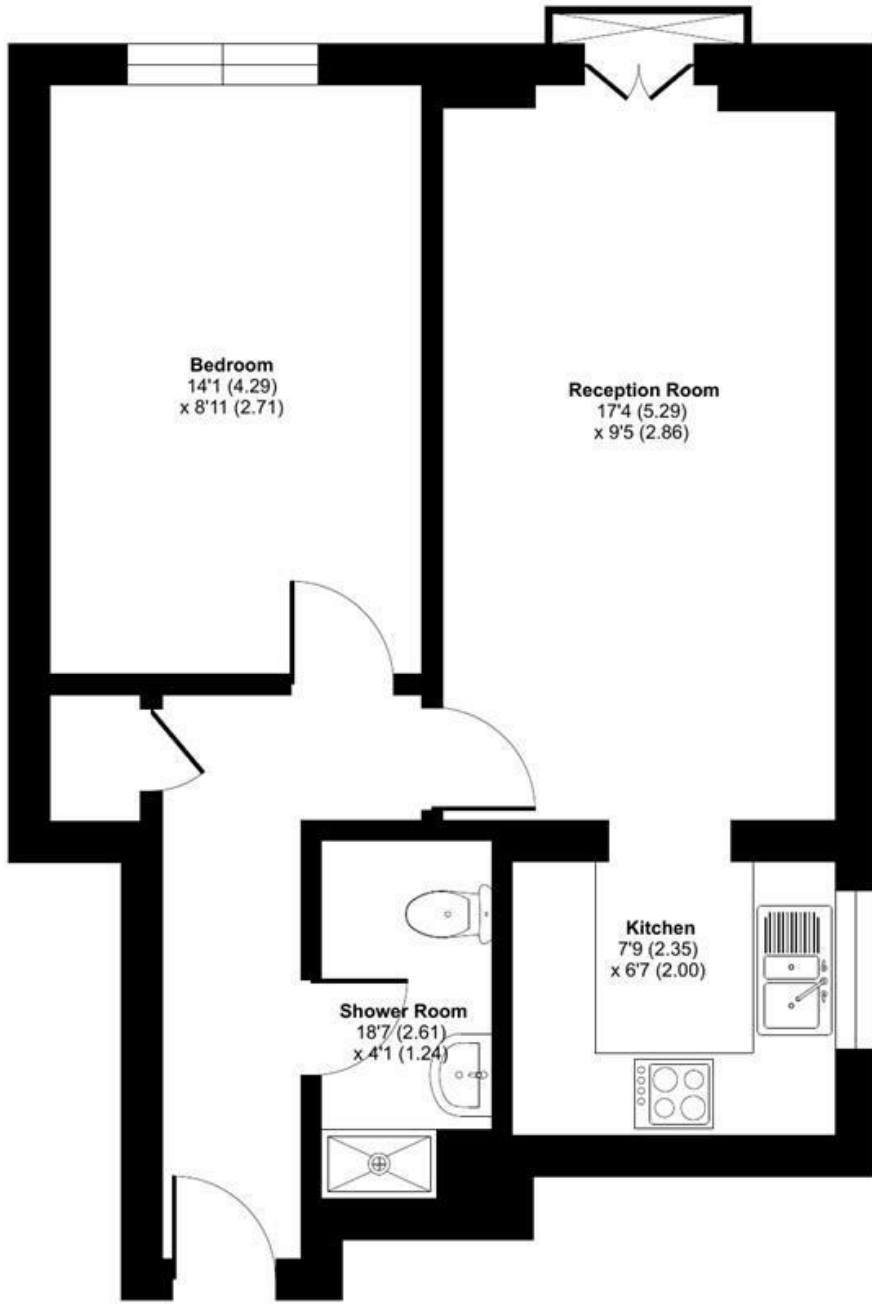
Guide Price £299,950 Leasehold - Share of Freehold

EPC Rating: C

Lovelace Gardens, Surbiton, KT6

Approximate Area = 467 sq ft / 43.3 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). © nchecom 2026. Produced for Matthew James. REF: 1442457.

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/fittings 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		74	77
(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	