



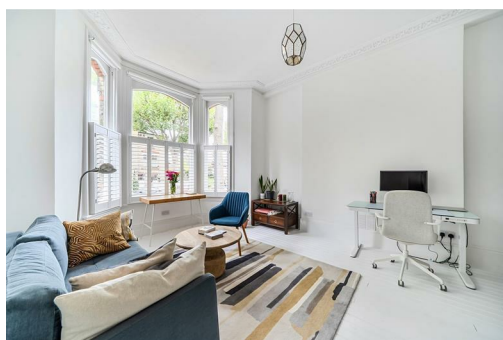
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Maple Road, Surbiton, KT6 4AB

An outstanding, well-presented one-bedroom upper ground floor conversion apartment. Set in a grand Victorian house looking towards the picturesque St. Andrews garden square. Surbiton mainline station and high street are a few minutes walk away. With the Thames and River walk to Kingston also close by. The many benefits include a stunning living room with tall ceilings and a walk-in bay window with shutters. There is a good-sized double bedroom with a large sash window. A separate contemporary shaker style kitchen dining room with integral appliances. The white bathroom suite includes a shower above the bath. The welcoming entrance hallway includes a very large storage cupboard. Gas central heating and well maintained communal areas. 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 £100 per month. A beautiful apartment.

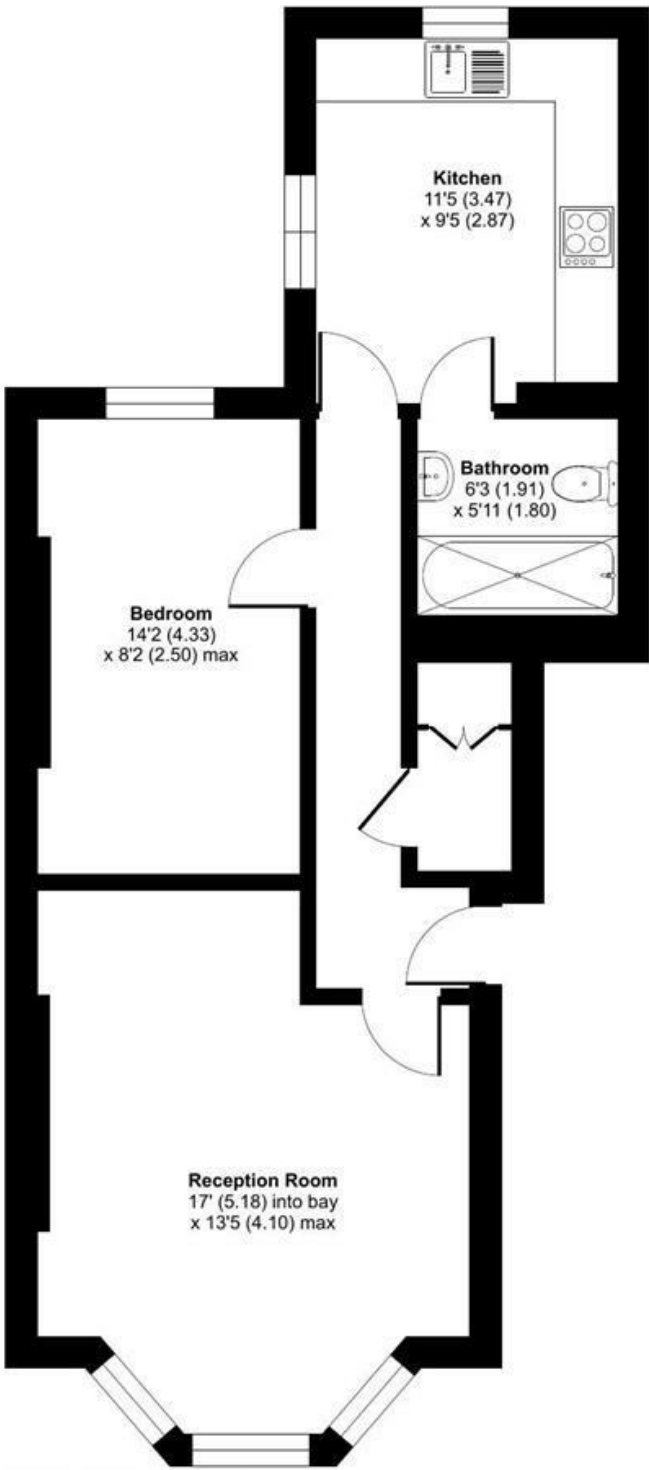
Guide Price £399,950 Leasehold - Share of Freehold

EPC Rating: D

Maple Road, Surbiton, KT6

Approximate Area = 558 sq ft / 51.8 sq m

For identification only - Not to scale



UPPER GROUND 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: 1534499

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.

