



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



Lovelace Gardens, Surbiton, KT6 6RT

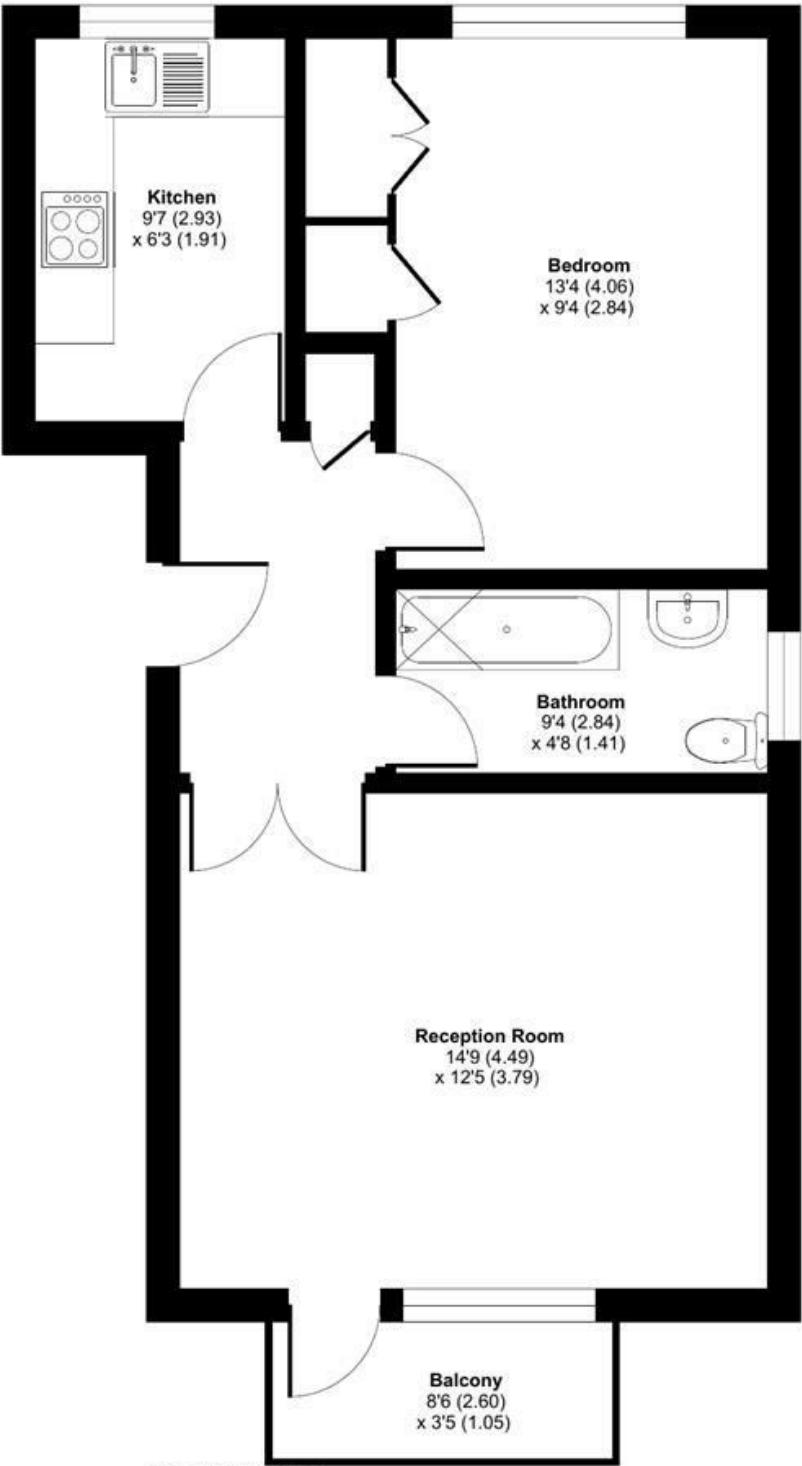
An excellent one-bedroom top-floor purpose-built apartment with a balcony and a lock-up store. The property would benefit from some updating. Located within a short walk of Surbiton mainline station and high street. The many benefits include a large living room with sitting and dining space and a door opening onto the balcony. There is a separate fitted kitchen with appliances. The double bedroom includes fitted wardrobes. The white bathroom suite includes a shower above the bath. There is a welcoming entrance hallway. Double glazing and electric heating. There is a lock-up store to the rear of the property. Lease 162 years. We are informed the service charge is £330 per. qrt. No onward chain.

Guide Price £299,950 Leasehold

EPC Rating: C

Lockesley Square, Lovelace Gardens, Surbiton, KT6

Approximate Area = 497 sq ft / 46.1 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Matthew James. REF: 1299306

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		
69		77
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		