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Lovelace Road, Surbiton, KT6 6NJ

A very rarely available grand detached Victorian house of approx. 4750 square feet. Occupying a corner plot of approx. 0.27 of an acre, including a garden, a block of 3 garages and parking. The property is currently divided into four flats. There is excellent potential to re-develop the property subject to usual consents. The current flats' conditions vary as indicated by the photographs. Three of which are currently tenanted on ASTs. Title number SY191749. Council Tax Bands are D, D, C and D. EPC ratings C, D, E & F. Viewings by appointment, access to all flats at the same time might not be possible.

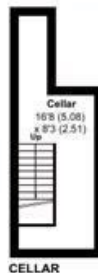
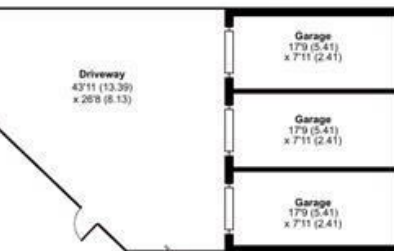
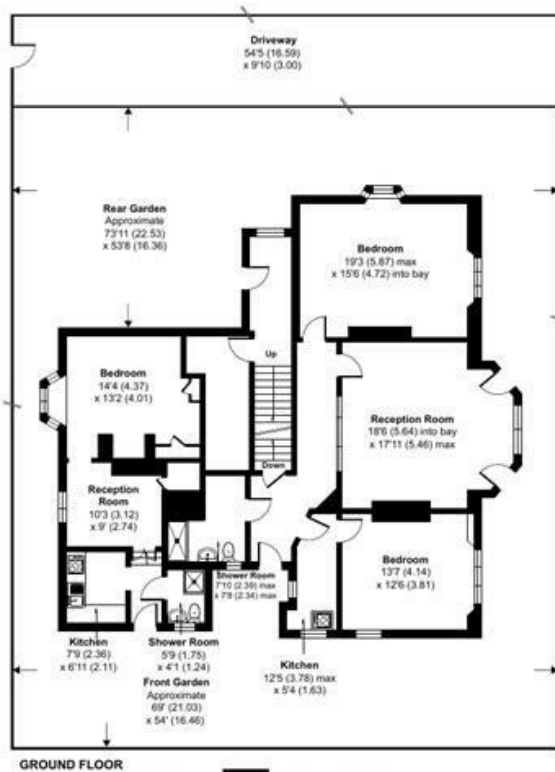
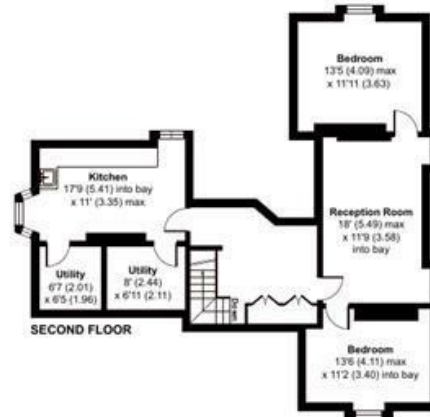
Guide Price £1,750,000 Freehold

EPC Rating: E

Lovelace Road, Surbiton, KT6

Approximate Area = 4764 sq ft / 442.5 sq m (includes garaging)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 966462.

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	