



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



Warwick Gardens, Thames Ditton, KT7 0RA

An excellent, spacious two-double-bedroom ground floor maisonette with access to large secluded communal gardens, a garage and an external store. Located in a quiet cul-de-sac within walking distance of Thames Ditton station and Village centre. The many benefits include a large living room with ample sitting and dining space. A separate modern fitted kitchen with integral oven-hob-hood. There is a welcoming entrance hallway and storage cupboard. A large main bedroom and a double second bedroom. The modern white bathroom suite includes a shower over the bath. Gas central heating and double glazing. Well-maintained communal gardens. Garage in a nearby block and an external store. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £80 per month, there is also a £20 pa ground rent which is included within the monthly service charge. A lovely home.

Guide Price £405,000 Leasehold - Share of Freehold

EPC Rating: C



Warwick Gardens, Thames Ditton, KT7

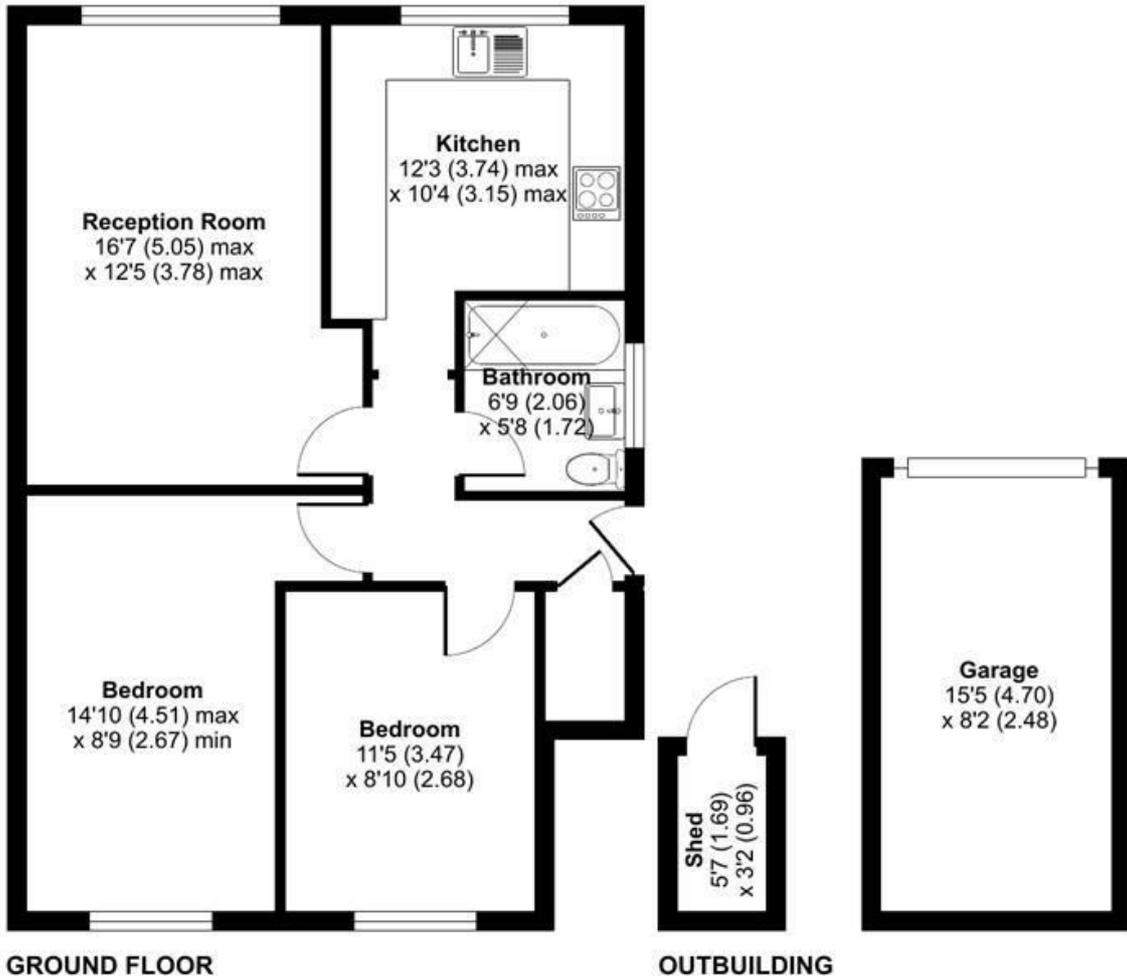
Approximate Area = 640 sq ft / 59.4 sq m

Garage = 125 sq ft / 11.6 sq m

Outbuilding = 17 sq ft / 1.6 sq m

Total = 782 sq ft / 72.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1318025

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	77
	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		