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## Lovelace Gardens, Surbiton, KT6 6SB

An excellent, spacious two double bedroom ground floor apartment with well maintained communal gardens. Located within the highly desirable tree-lined Lovelace area, Surbiton mainline station and high street are within walking distance. The many benefits include a large living room offering ample sitting and dining space. A good size separate kitchen with integral appliances and oak surfaces. There is a large master bedroom with built-in wardrobes and a generous double second bedroom with wardrobes. A modern white bathroom suite with a separate shower. A welcoming entrance hallway with useful storage. Gas central heating and modern double glazing. Well maintained communal gardens. It is intended the parking area will be re-landscaped to provide a parking space for each property (cost has been paid by the vendor). Sold with a Share of the Freehold and a lease in excess of 100 years and no onward chain.

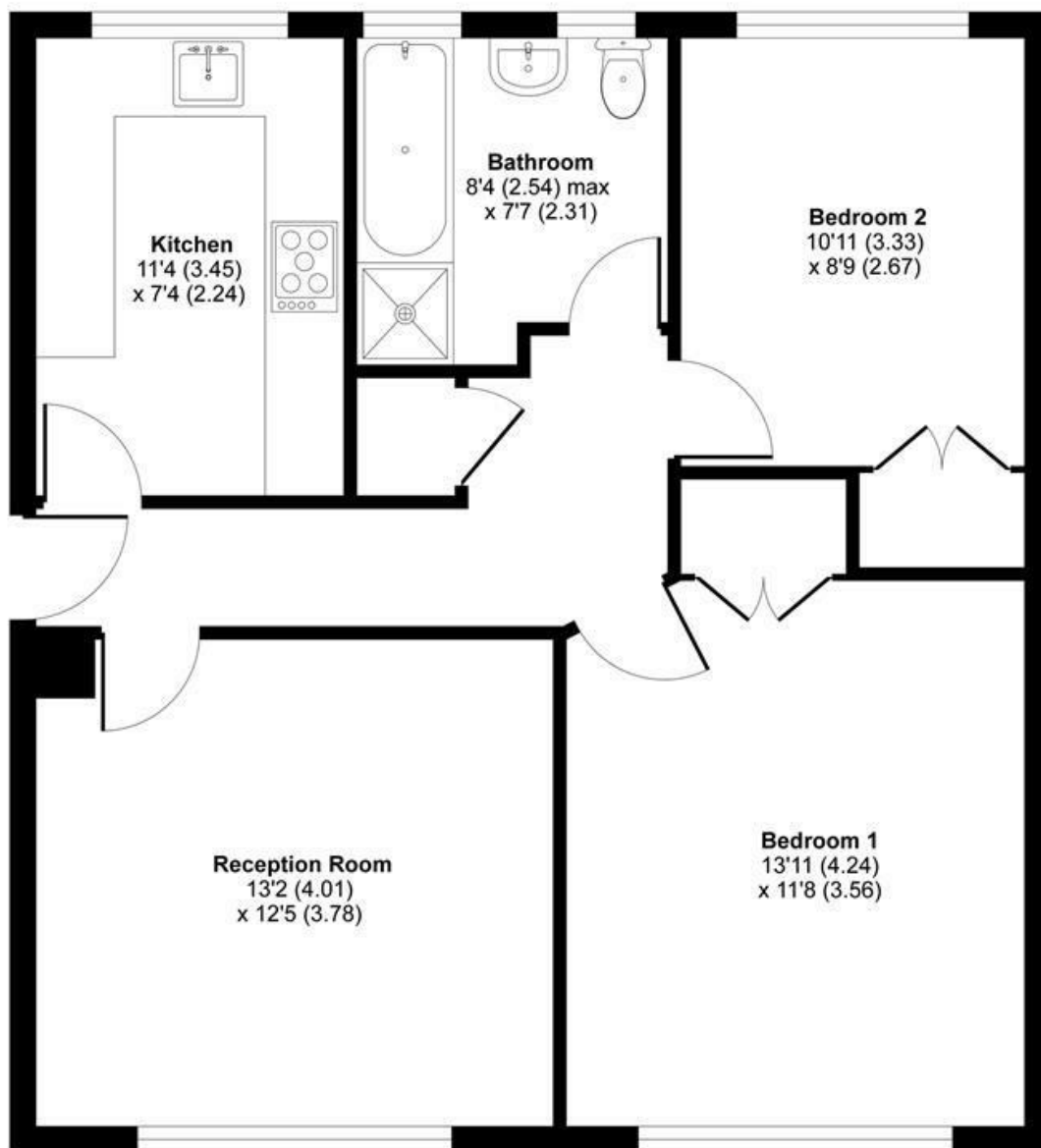
**Guide Price £420,000 Leasehold - Share of Freehold**

**EPC Rating: C**

# Gloucester Court, Lovelace Gardens, Surbiton, KT6

Approximate Area = 698 sq ft / 65 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Matthew James. REF: 661768

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

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			
		72	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		72	78
England & Wales		EU Directive 2002/91/EC	