



**St. Andrews Road, Surbiton, KT6**

**Pacey Wingent Dickson**

**£325,000**

**Bedrooms: 1**

**Bathrooms: 1**

**Receptions: 1**

Discover this exceptional garden-floor maisonette, set on the highly sought-after St Andrew's Road, one of Surbiton's most desirable residential streets. Offering its own private entrance, a beautifully finished interior, and an unbeatable lifestyle location, this property delivers the perfect balance of privacy, style, and convenience.

Inside, the home features a very large double bedroom with outstanding storage potential and a spacious open-plan kitchen and reception, ideal for modern living. Recently upgraded throughout, the property includes a newly fitted kitchen and bathroom, high-spec AEG appliances, and elegant herringbone parquet-style LVT flooring. A complete electrical rewire adds further peace of mind, creating a turnkey home ready to enjoy from day one.

Financially, the property stands out with £0 ground rent, no scheduled service charges (ad hoc only), and a 999-year lease with Share of Freehold, ensuring stability and excellent long-term value.

Beyond the home itself, the location is what truly sets this property apart. Just moments away is Maple Road, famous for its vibrant independent scene, including award-winning dining at The French Table, popular local cafés, boutique shops and relaxed weekend brunch spots. You are also close to St Andrew's Square, a charming green space at the heart of the community and the focal point for events such as the annual Surbiton Festival, which brings live music, food stalls and a fantastic local atmosphere every September.







## Pacey Wingent Dickson

197 Lower Road Great Bookham Leatherhead KT23 4DG

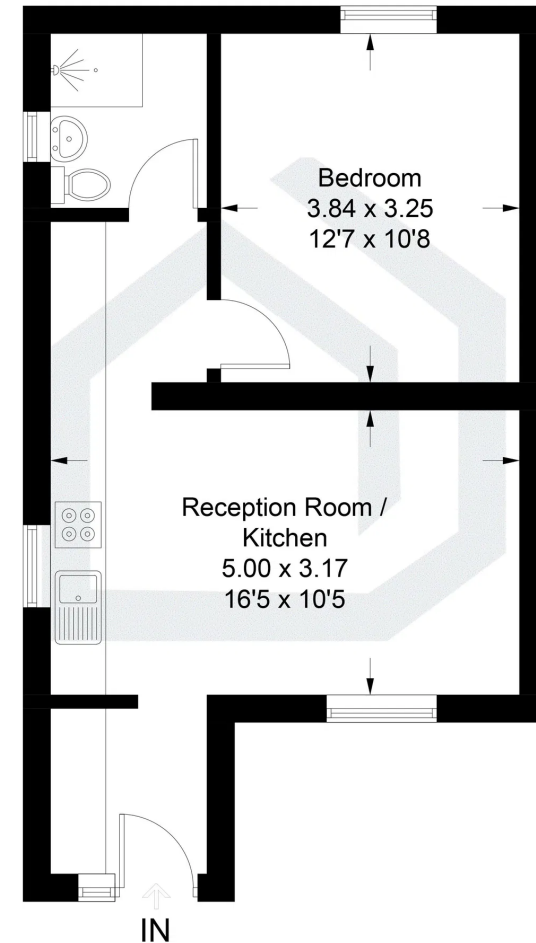
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## St. Andrews Road, Surbiton, KT6

Approximate Gross Internal Area = 40.2 sq m / 433 sq ft



### Lower Ground Floor

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