



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

**Pacey Wingent Dickson**

**£350,000**

**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.

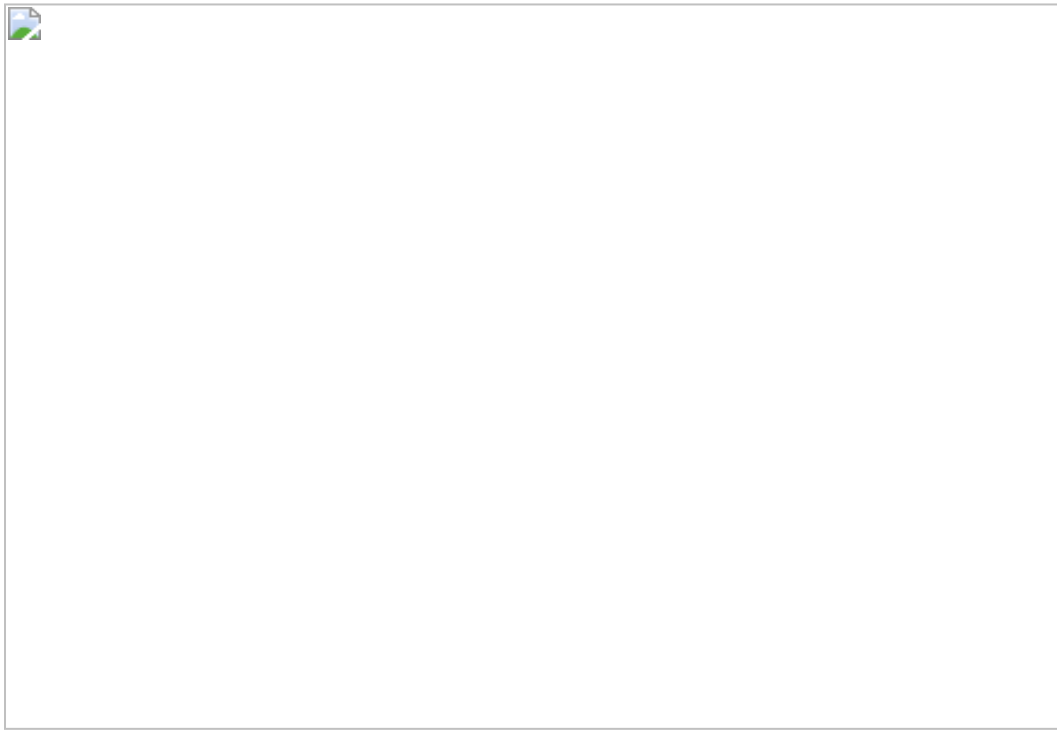
Inside, the home features a very large double bedroom with outstanding storage potential and a spacious open-plan kitchen and reception, ideal for modern living. Recently upgraded throughout, the property includes a newly fitted kitchen and bathroom, high-spec AEG appliances, and elegant herringbone 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.

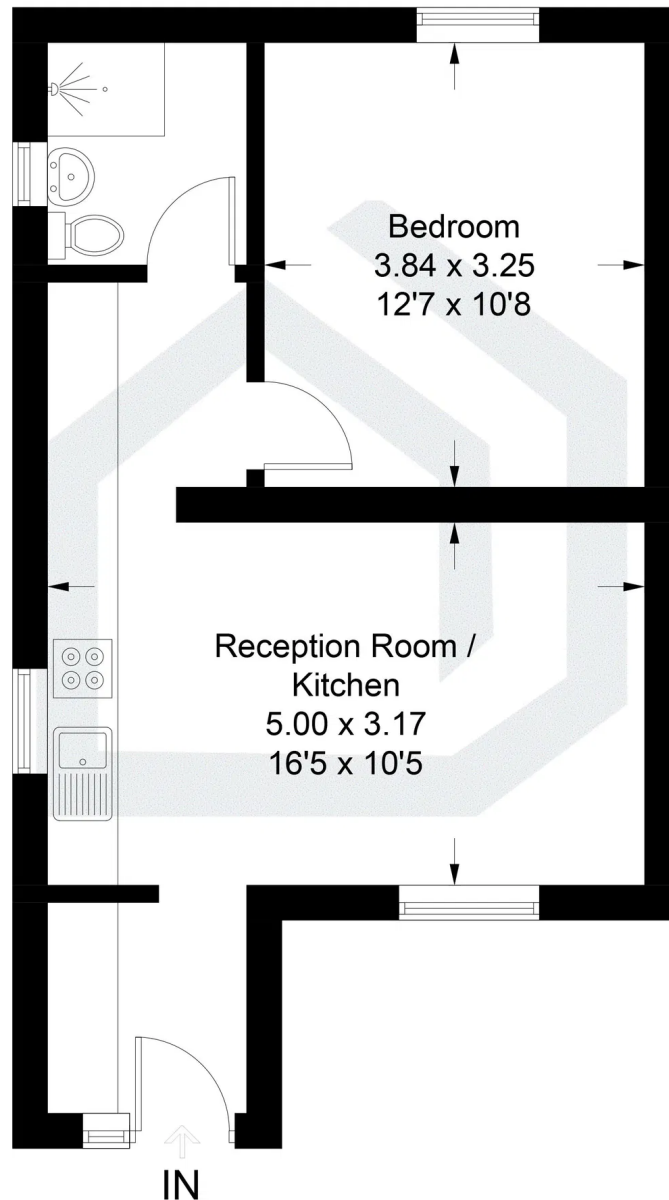






# St. Andrews Road, Surbiton, KT6

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



## Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1260260)

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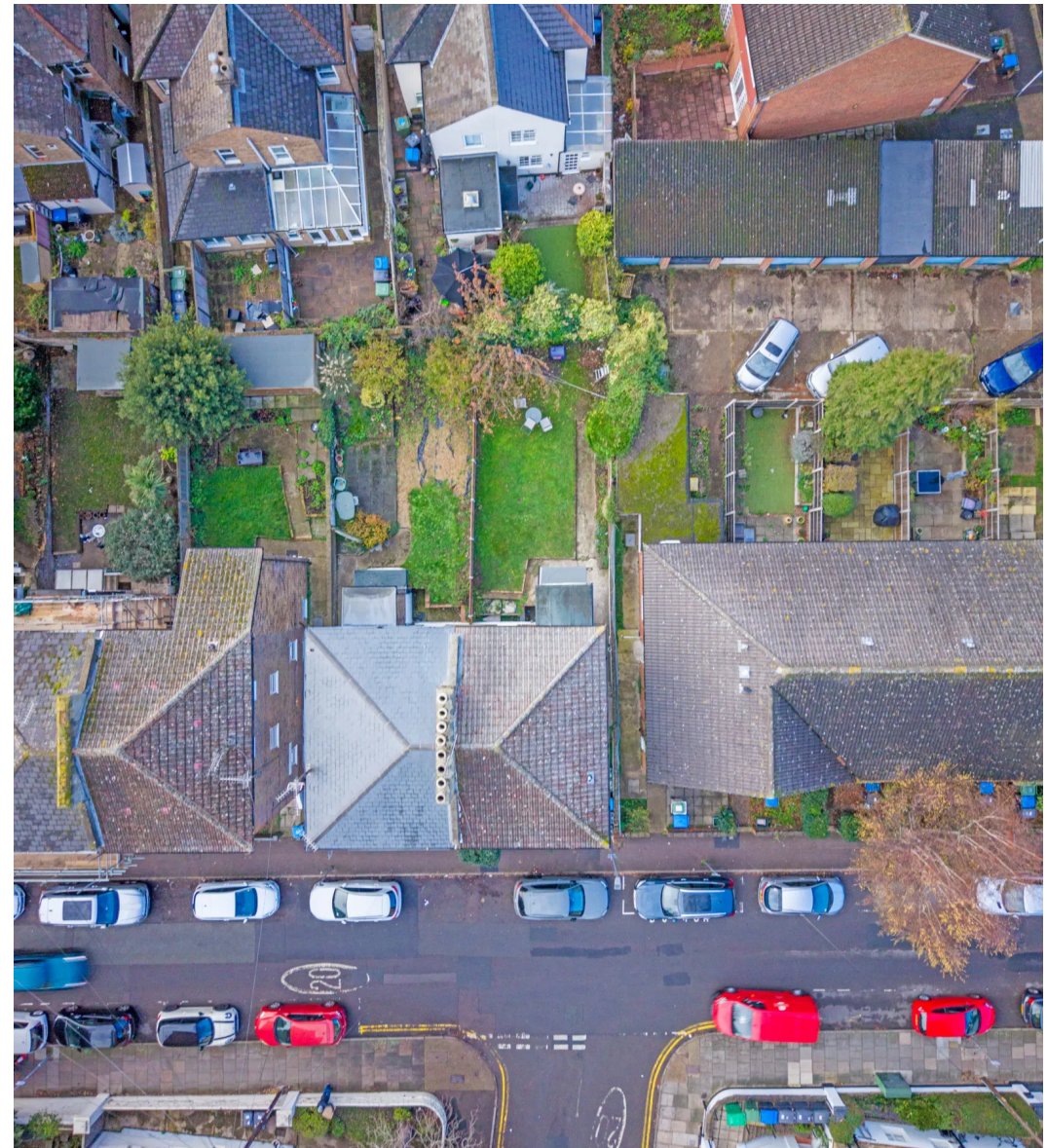
Surbiton is renowned for its exceptional transport links, and this property is perfectly placed to benefit. Fast trains to London Waterloo run approximately every 5–10 minutes, with journey times from as little as 17 minutes – and if you miss one, another is close behind. This makes it a favourite location for commuters seeking quick and easy access to the capital.

The nearby high street offers a wide range of shops and conveniences, including Marks & Spencer, Waitrose, and a selection of supermarkets, cafés and restaurants. The iconic Surbiton Clock Tower adds character to the town centre, while the picturesque River Roads lead you down towards the Thames, perfect for riverside walks, weekend cycling, or enjoying the pubs and restaurants along the water.

Altogether, this property represents a rare opportunity to secure a stylish, well-finished home in a prime Surbiton location, surrounded by outstanding amenities, transport links and a thriving local community.

Some rooms/images have been virtually staged to show potential use of space. Furniture and decor are for illustrative purposes only.





## Pacey Wingent Dickson

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