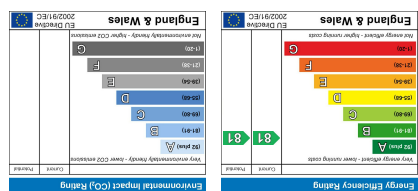


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



Approximate Area = 691 sq ft / 64 sq m  
For identification only - Not to scale



34 Richmond Road  
Kingston upon Thames  
Surrey  
KT2 5ED  
www.gibsonlane.co.uk  
Tel: 020 8546 5444

gibson lane

67-69 Maple Road  
Sutton KT6 4AG







### Guide Price £499,950

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Modern Apartment Block</li> <li>• Premier Location - Surbiton Village</li> <li>• Stunning Open-Plan Kitchen/Living Room</li> <li>• 2 Double Bedrooms</li> <li>• Modern Tiled Bathroom</li> </ul> | <ul style="list-style-type: none"> <li>• Ample Storage</li> <li>• Fitted Wardrobes</li> <li>• Allocated Off-Street Parking</li> <li>• EPC Rating - B</li> <li>• Council Tax Band - D</li> </ul> |
| * Tenure: Leasehold   | * Local Authority: Kingston Upon Thames   |

### Description

Gibson Lane proudly present to the market a beautiful two double bedroom first floor modern luxury apartment. The property compromises of two large double bedrooms with built in wardrobes, beautiful open plan kitchen and living room benefiting from large wide spread double glazed windows. Modern fitted bathroom with bath/stand in shower. The property has under floor heating throughout and allocated off street parking. This stunning apartment is situated in a premier location on Surbiton Village's ever popular Maple Road and within 5 minutes walk from Surbiton train station and high street.

### Situation

Maple Leaf House is a newly developed apartment block which is situated in the heart of Surbiton just a short walk from Surbiton train station which offers direct trains to London Waterloo. All amenities within a very short walk which is an ideal location for commuters who need to be in reach of the city along with the Surrey countryside.

