



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



Ewell Road, Surbiton, KT6 6AH

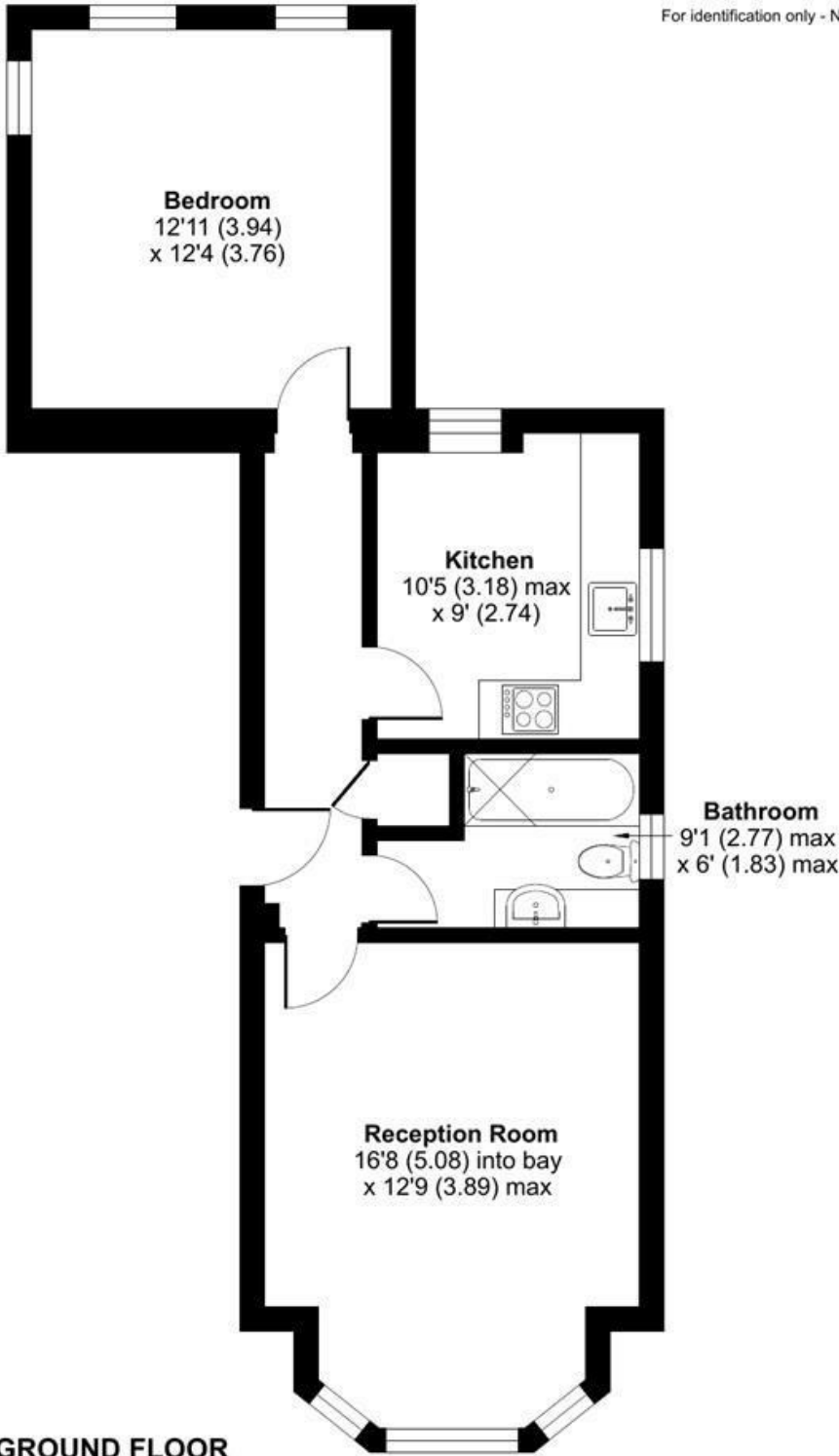
An excellent, spacious one bedroom ground floor conversion apartment presented in good condition set in a grand detached Victorian house. Located within a short 'five minute walk' of Surbiton mainline station and high street, with local shops moments away. The many benefits include a large living room with a bay window and a solid oak floor extending into the hall. There is a good-size separate contemporary fitted kitchen with stone surfaces and appliances. A large double bedroom with ample wardrobe space. A modern fitted white bathroom suite with a shower over the bath. Gas central heating and modern double glazing. Parking on a first come first served basis. Council tax band C. The lease is being extended to 176 years. We are informed the current service charge is approx. £1100pa. A lovely apartment, sold with no onward chain.

Guide Price £325,000 Leasehold

EPC Rating: D

Ewell Road, Surbiton, KT6

Approximate Area = 583 sq ft / 54.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1104536.

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/fitings 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		61	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	