



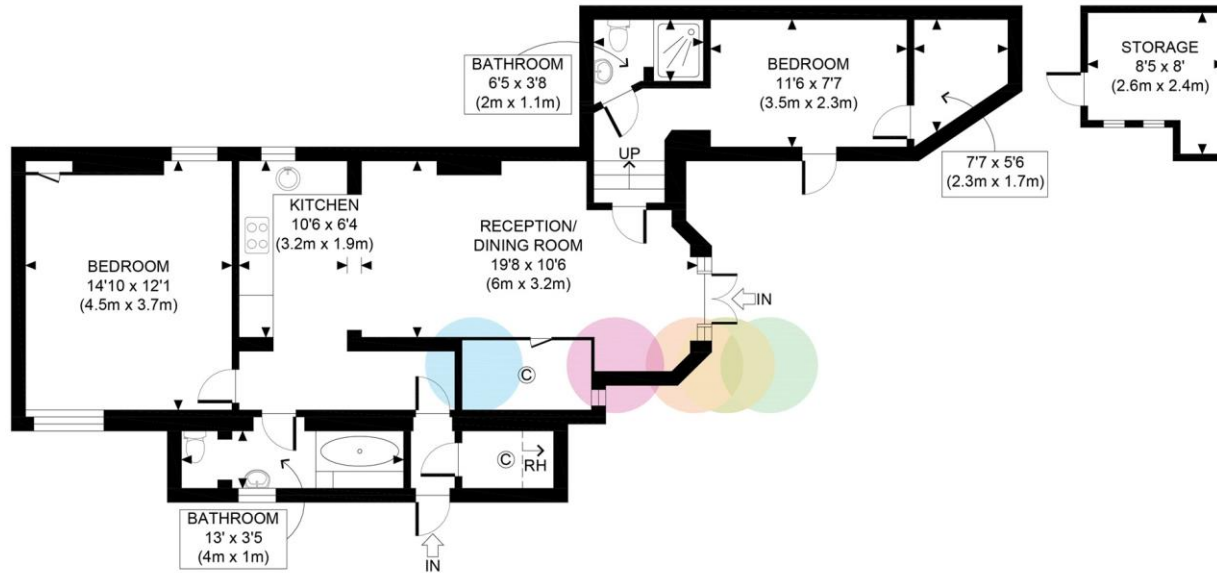
**Ewell Road, Surbiton KT6 6HE**

**welcome to**

**Ewell Road, Surbiton**

**\*\* 99 Year Lease To Be Provided Upon Completion\*\*** This two bedroom maisonette spans a sizeable 840 sq ft of airy living accommodation whilst further benefiting from a chain free sale as well as an incredibly convenient distance of 0.4 miles to Surbiton Rail Station and its vibrant town centre.





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 840 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH STORAGE 896 SQ FT / 83 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORAGE 840 SQ FT / 78 SQM  
Ref: Copyright **photoplan**  
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.  
While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Hidden within a quiet development just 0.4 miles from Surbiton's Rail Station and its vibrant town centre; this two bedroom maisonette spans a sizable 840 sq ft of airy living accommodation.

The heart of the home lies within the large open plan living/dining/kitchen area. The living room offers a generous amount of space whilst flowing elegantly on to the kitchen/dining area which comes complete with a variety of integrated appliances as well as ample amount of counter top space and cupboard storage. Completing this wonderful property is the enormous master bedroom as well as functional second bedroom which are accompanied by a contemporary two three piece family bathroom's.

With additional benefits including a chain free sale, private outside space, a new lease of 99 years being provided within the cost, low annual charges and outside storage space; this property is guaranteed to be incredibly popular so immediate inspection is advised to avoid disappointment.

welcome to

## Ewell Road, Surbiton

- Two Bedrooms
- Maisonette
- Chain Free Sale
- 0.4 Miles To Surbiton Rail Station
- Newly Extended Lease Included in Sale

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£400,000**



**view this property online** [barnardmarcus.co.uk/Property/SUR108011](https://www.barnardmarcus.co.uk/Property/SUR108011)



Property Ref:  
SUR108011 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property



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**020 8390 8181**



[Surbiton@barnardmarcus.co.uk](mailto:Surbiton@barnardmarcus.co.uk)



5A Surbiton Parade St. Marks Hill, SURBITON,  
Surrey, KT6 4RB



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**