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Ellerton Road, Surbiton, KT6 7TZ

A spacious one-bedroom ground-floor period maisonette with direct access to a garden. The property would benefit from refurbishment. Located on a popular residential road within easy reach of Surbiton mainline station with local shops and amenities a short walk away. The many benefits include your own private entrance. A good size sitting room with a bay window and a fireplace. There is a large separate kitchen-dining room with a door leading to the garden. The entrance hallway includes the WC. There is a large double bedroom and a bathroom is accessed from the kitchen-dining room. The garden demised to this property is the majority of the rear left-hand side, a lease plan is available on request. Council tax band C. Lease 162 years. No onward chain.

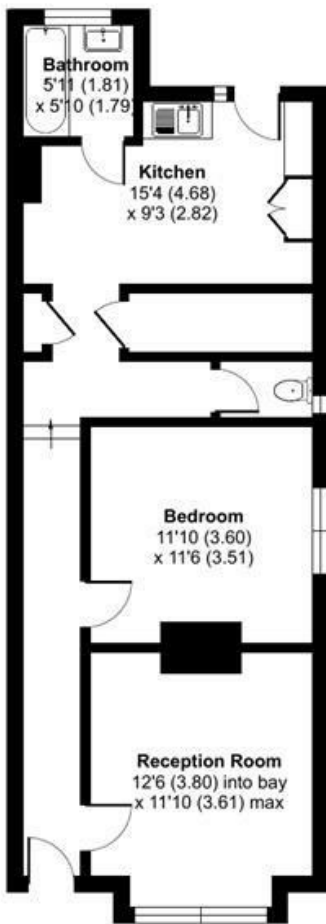
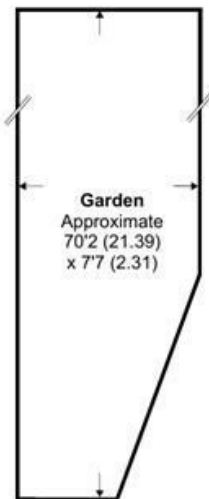
Guide Price £350,000 Leasehold

EPC Rating: E

Ellerton Road, Surbiton, KT6

Approximate Area = 672 sq ft / 62.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Matthew James. REF: 1252031

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

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