



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 7BF

TO LET

A well presented and spacious one bedroom apartment on the first floor of this modern purpose built block located close to local shops and only a short walk from the heart of Surbiton. The accommodation comprises; spacious entrance hall, reception//dining room leading to open plan fully fitted kitchen, double bedroom and bathroom. The property benefits from allocated parking space and communal roof terrace, is offered part furnished and is available from the end of July. Council Tax Band C

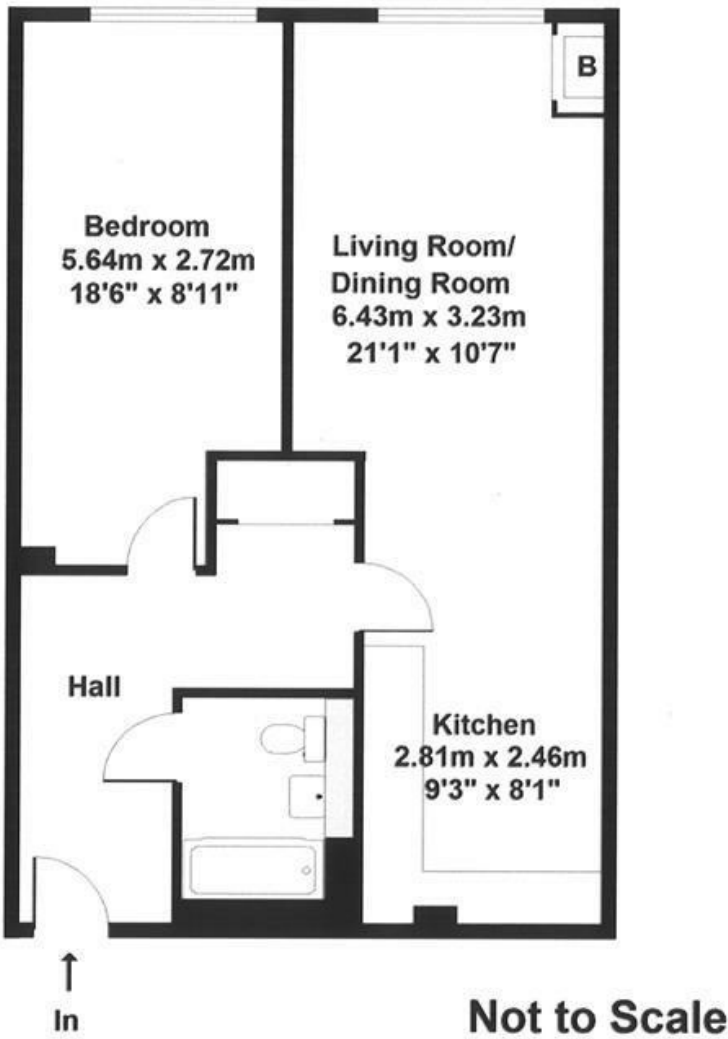
£1,595 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: C

Ewell Road, Surbiton, KT6 7BF

8/18/22, 1:06 PM

VKh2qLaRZUaZcl0s3754Hw.jpg (657x1080)



Approximate Gross Internal Floor Area:
56m sq (606sq ft)

Whilst every attempt has been made to ensure the accuracy of this floor plan, room sizes and measurements are approximate and should not be relied upon for carpets and furnishings. These plans are for representation purposes only and no responsibility can be given for errors and omissions.

C Copyright: Drawing Rooms 2020

[https://alto2-live.s3.amazonaws.com/TXrcJT_4jlpFouuR5DtUd-dhRYc/ckCombRbiiQ9Y5-5BPrbXxV7cQ/Floorplan/\[3\]/VKh2qLaRZUaZcl0s3754H...](https://alto2-live.s3.amazonaws.com/TXrcJT_4jlpFouuR5DtUd-dhRYc/ckCombRbiiQ9Y5-5BPrbXxV7cQ/Floorplan/[3]/VKh2qLaRZUaZcl0s3754H...) 1/1

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market , all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

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		
80		81
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		