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## Ewell Road, Surbiton, KT6 6JD

An excellent two-bedroom, lift-serviced second-floor purpose-built apartment with a garage. Located within a few minutes' walk of Surbiton mainline station and high street. The many benefits include a large reception room with ample sitting and dining space. There is a separate new contemporary fitted kitchen with integral appliances. The main double bedroom includes an alcove for wardrobes. There is also a good size second bedroom with fitted wardrobes. The bathroom includes a shower over the bath and there is a welcoming entrance hallway with fitted storage cupboards. Electric heating and double glazing. A lockable storage cupboard in the communal hall. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £135 per month. Sold with no onward chain.

**Guide Price £335,000 Leasehold - Share of Freehold**

**EPC Rating: D**

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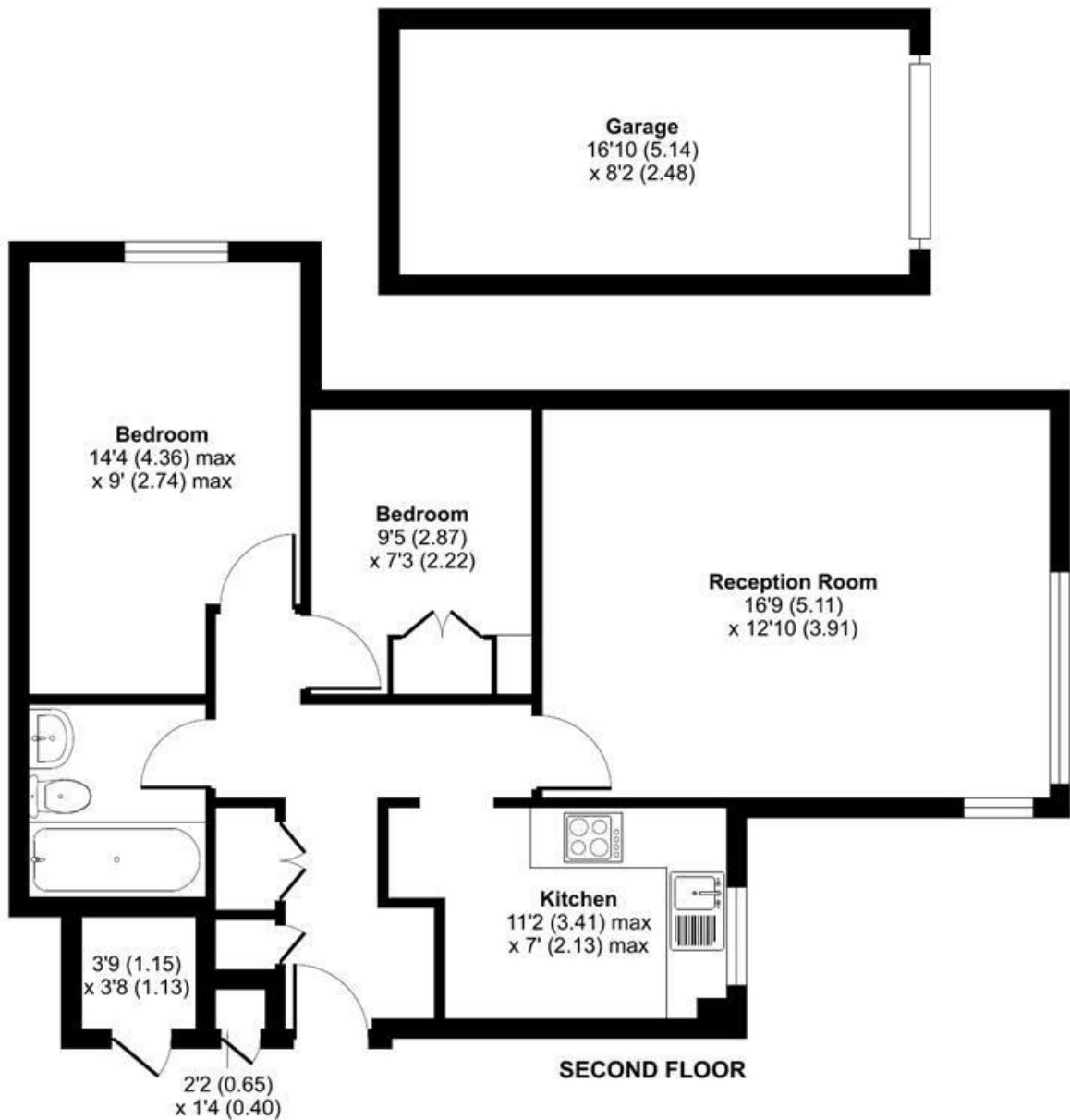
Approximate Area = 617 sq ft / 57.3 sq m

Garage = 137 sq ft / 12.7 sq m

Outbuildings = 16 sq ft / 1.5 sq m

Total = 770 sq ft / 71.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1345352

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		