

# HJC

ESTATE AGENCY

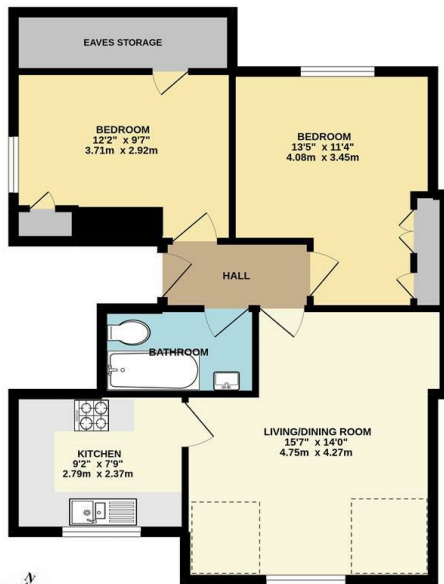


**Flat 3 10 Effingham Road**  
Long Ditton, Surbiton, KT6 5JY  
**£1,750 Per Month**



 2  1  1  E

## Floor Plan



THIRD FLOOR FLAT

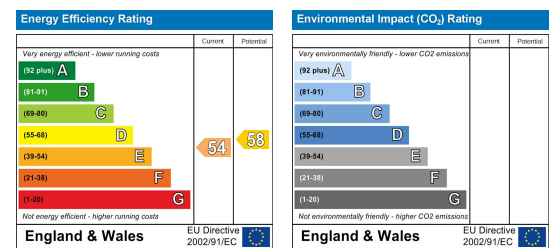
EFFINGHAM ROAD, SURBITON  
INTERNAL FLOOR AREA (APPROX.) 645 sq ft/ 60.0 sq m  
Including Eaves Storage

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2022.

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our HJC Surbiton Office on 020 8390 0404 if you wish to arrange a viewing appointment for this property or require further information.

- Conversion Top Floor Flat
- 2 Double Bedrooms
- Separate Kitchen
- Spacious Reception Room
- Off street parking for one car
- Close to the River and Parks
- Walking Distance to Town and Station
- Council Tax Band D

This charming property, nestled in a desirable location comprises; living/dining room, fully-fitted separate kitchen, large double bedroom with ample storage, second double bedroom: perfect for a home office or guest bedroom, and a modern bathroom.

No need to worry about parking—this flat comes with a designated spot for one car.

Convenient Location: Within walking distance you'll find local amenities: Surbiton Station, the picturesque River Thames, and several parks. Unfurnished and available early July.



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