



**LEATHERHEAD GRILL**

LEATHERHEAD GRILL  
K&BBE DELIVERY  
K&BBE GRILL & B&B  
100% British & Freezer Free

Large glass-fronted unit with black frames, likely a commercial display or entrance.

**LOCK'S HOUSE**  
APARTMENTS 1 to 16  
9 NORTH STREET

1-16

Large display window showing interior furniture and decor.



North Street, Leatherhead, KT22

Guide Price £235,000

1 1 1





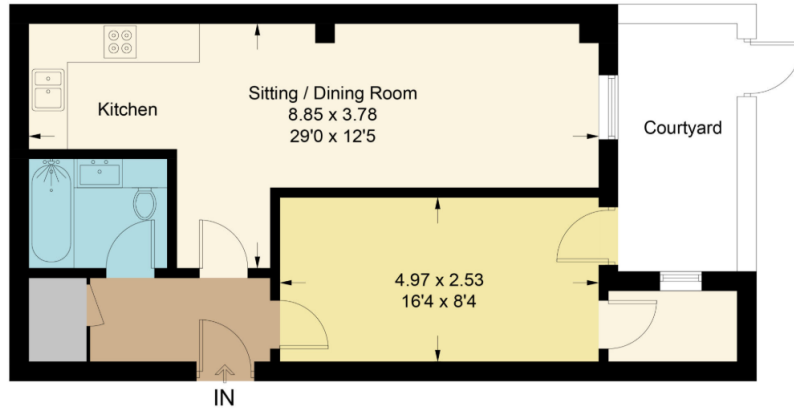
Ideally suited to first-time buyers, professionals, investors and downsizers alike, this stylish and low-maintenance home offers a great opportunity to secure modern living in an ultra-convenient location just moments from shops, trains and road links. Early viewing is highly recommended.

Completed in 2019, this contemporary apartment is set on the ground floor and has been designed to offer smart, practical living with modern finishes throughout. The front door opens into a wide central hallway, giving an immediate sense of space and flow. From here, the open-plan kitchen, living and dining area becomes the heart of the home. With plenty of natural light from large window facing the patio, this space feels bright and welcoming. The kitchen is fully fitted with integrated appliances, sleek cabinetry and ample counter space, ideal for everyday use. There's a generous seating area and space for a dining table, all arranged in a way that makes the most of the room's shape and layout.

The double bedroom is quietly positioned and features a walk-in wardrobe for plenty of storage, as well as direct access to the private patio – a rare and attractive bonus. The bathroom is fitted with a full-size bath and overhead shower, finished with clean, modern tiling and stylish fixtures. The property also includes allocated parking to the rear, which can be easily reached via the patio. This practical touch adds further appeal for commuters or buyers looking for ease and comfort. With its private outdoor space and considered layout, this home feels both contemporary and comfortable, making it well suited to anyone seeking a convenient yet calm place to live.

Just a two-minute stroll from Leatherhead High Street, the apartment sits right in the heart of town, placing shops, cafés and everyday essentials within easy reach. For those travelling into London, Leatherhead mainline station is less than five minutes away on foot, offering direct services to all three major south London terminals. The property also enjoys excellent access to the M25 via Junction 9, just over a mile away, making it ideal for anyone needing to commute by car. Local parks, leisure facilities and riverside walks are all nearby, while the wider area offers easy access to the Surrey Hills and countryside beyond. The location's strong rental demand and central setting also make it a solid choice for investors seeking





Ground Floor

- Private patio with direct access from both lounge and bedroom
- Modern open-plan kitchen, living and dining area
- Contemporary bathroom with full-size bath and overhead shower
- Bright and spacious layout with quality finishes throughout
- Ideal for first-time buyers, investors, commuters or downsizers
- Ground floor apartment completed in 2019
- Double bedroom with walk-in wardrobe
- Allocated parking space to the rear
- 5-minute walk to Leatherhead mainline station (London terminals)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |