



**11 CHALFORD COURT
182 EWELL ROAD
SURBITON, LONDON
KT6 6HJ
OFFERS IN EXCESS OF
£375,000**

PURPOSE BUILT TOP FLOOR APARTMENT

TWO DOUBLE BEDROOMS

LIVING ROOM WITH PRIVATE BALCONY

NEWLY FITTED KITCHEN

MODERN BATHROOM

EXCELLENT STORAGE

COMMUNAL GARDENS

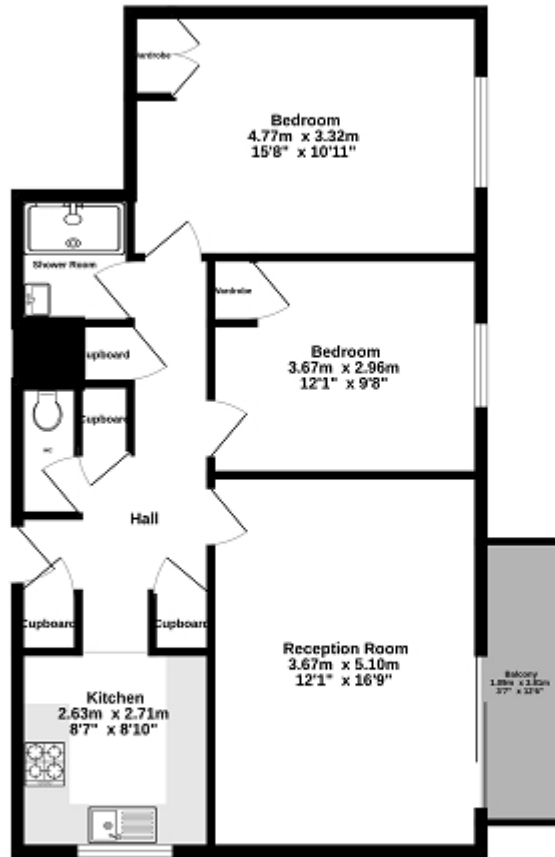
GARAGE IN BLOCK

SHARE OF FREEHOLD WITH 900 PLUS YEARS ON LEASE

VIEWINGS HIGHLY RECOMMENDED



Third Floor
71.1 sq.m. (765 sq.ft.) approx.



TOTAL FLOOR AREA : 71.1 sq m. (765 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan 02025



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Disclaimer: The seller of this property is a Connected person as defined by the Estate Agency Act 1979. The estate agency marketing this property is owned by a relative of the seller.