

# property details **approval form**

Flat 26 368 Ewell Road, Surbiton, Surrey, England, KT6 7BF

**Date:** 18 June 2026

**Property Ref and Version:** SUR109521 - 0002

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£450,000

Tenure: Leasehold

## >> **key features**

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- > Two Double Bedrooms
- > Two Bathrooms
- > Split Level Apartment
- > Chain Free
- > Private Balcony
- > Secured Off Street Parking
- > Communal Garden Terrace
- > Cloakroom/WC
- > EPC Rating: B

## >> **short description**

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Barnard Marcus are proud to present this rare opportunity to own a two double bedroom split level apartment spanning nearly 1,200 sq ft of contemporary living space with the addition benefits of a balcony secured off street parking, two bathrooms & communal garden terrace with a chain free sale.

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## >> **long description**

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Barnard Marcus are proud to present this rare opportunity to own a two double bedroom split level apartment spanning nearly 1,200 sq ft of contemporary living space which resides approximately 0.5 miles from Tolworth Rail Station making it a must see for any keen buyer.

The heart of the home resides within the vast living/kitchen/dining space which enjoys an abundance of natural light throughout the day. The kitchen enjoys a variety of integrated appliances whilst further benefiting from an ample amount of storage & counter top space. The living space grants access to the homes private balcony which provides uninterrupted views over Alexandra Park but stretch as far London City. Completing the ground floor is a cloakroom/WC.

The incredibly unique home enjoys two sizable double bedrooms as well as two equally spacious three piece family bathroom & en suite making it perfect for those with families. What makes this home incredibly special is its shared communal garden terrace as well as its secured allocated off street parking.

With the additional benefit of a completely chain free sale, this home is expected to be unbelievably popular so immediate inspection is advised to avoid disappointment.

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## >> property images



**Your Barnard Marcus office:** 5A Surbiton Parade St. Marks Hill, SURBITON, Surrey, KT6 4RB  
T 020 8390 8181 E [Surbiton@barnardmarcus.co.uk](mailto:Surbiton@barnardmarcus.co.uk)

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## >> **property images**



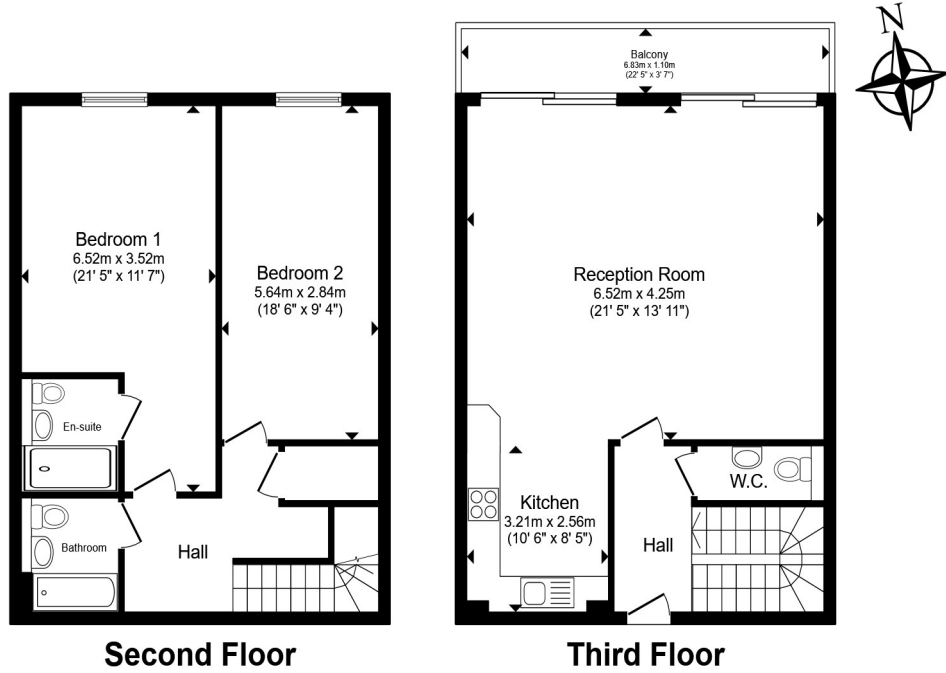
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## >> floor plan



Total floor area 110.4 m<sup>2</sup> (1,188 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



## >> approval

Signature

Date

	Signature	Date
<b>Tom Ridge</b>		
<b>Mr T. De Niemeyer-Hill</b>		

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