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Ewell Road, Surbiton, KT6 6HX

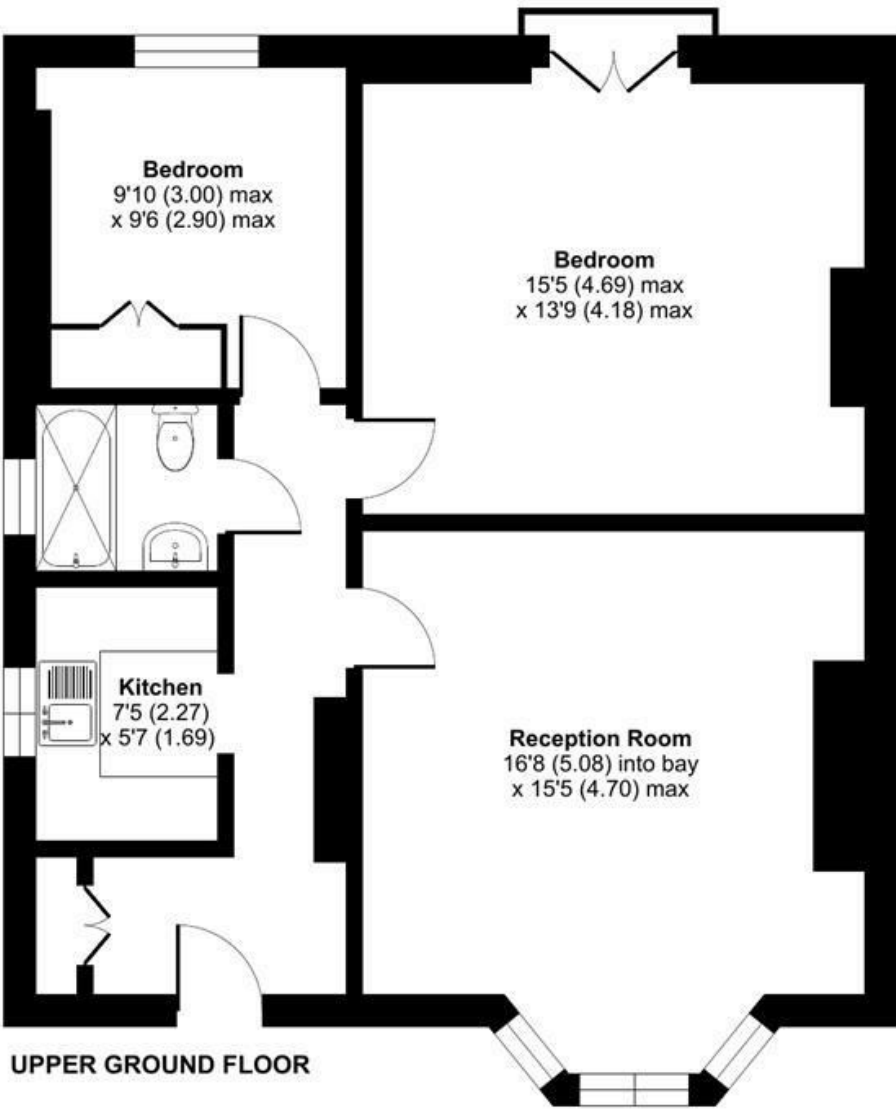
A stunning spacious, light bright upper ground floor, two-double bedroom conversion apartment set in a grand period building with many character features. Located within walking distance of Surbiton mainline station and high street. The many benefits include an impressive reception room with tall ceilings, a feature fireplace, bay window and shutters. There is a separate-fitted kitchen with a built-in oven, hob and hood. There is also a stunning master bedroom with French doors and a Juliet balcony overlooking the communal garden. The double second bedroom also overlooks the garden and includes fitted wardrobes. A modern white bathroom suite with a shower over the bath. Electric heating. There is a communal garden to the rear and a parking space which the owner currently rents for £185 per qrt. Lease 134 years. Council tax band D. We are informed the service charge is £385 per qrt - ground rent £30 pa. A beautiful home.

Guide Price £445,000 Leasehold

EPC Rating: F

Ewell Road, Surbiton, KT6

Approximate Area = 737 sq ft / 68.4 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). © n°checom 2026. Produced for Matthew James. REF: 1472483

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		
		76
		23
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC