



Red Lion Road, Tolworth, KT6 7QR

An excellent one bedroom modern ground floor apartment with a private patio garden and secure parking. Located within easy reach of Surbiton mainline station and high street with local shops and amenities on the 'doorstep'. The many benefits include its own private entrance. A large open-plan living room with sitting, dining space and a door out to the patio. The sleek contemporary kitchen includes integral appliances and stone surfaces. The good size double bedroom enjoys fitted wardrobes. There is also a modern white fitted bathroom suite with a shower over the bath. Underfloor heating and double glazing. There is a private patio garden to the rear and a parking space. Council tax band C. Lease 119 years. We are informed the service charge is £872.12 pa and the ground rent £350 pa. A lovely home.

Guide Price £339,950 Leasehold

EPC Rating:

Red Lion Road, Surbiton, KT6

Approximate Area = 529 sq ft / 49.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1386043

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			
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	