



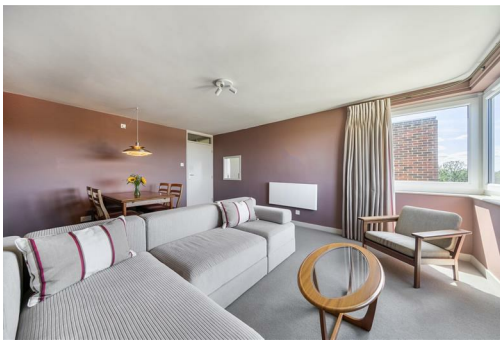
Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



## Ewell Road, Surbiton, KT6 6JD

An exceptional, contemporary-styled refurbished two-bedroom, top/5th floor lift-serviced apartment with amazing panoramic views and a garage. Located within a few minutes' walk of Surbiton mainline station and high street. The many benefits include a large reception room with sitting and dining space. There is a separate new sleek fitted kitchen with integral appliances. The main double bedroom includes fitted wardrobes. There is also a double second bedroom. The sumptuous new bathroom includes a shower over the bath. There is a welcoming entrance hallway with fitted storage cupboards. New electric heating and double glazing. A lockable storage cupboard in the communal hall. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £135 per month. Sold with no onward chain. An outstanding home presented in a mid-century style.

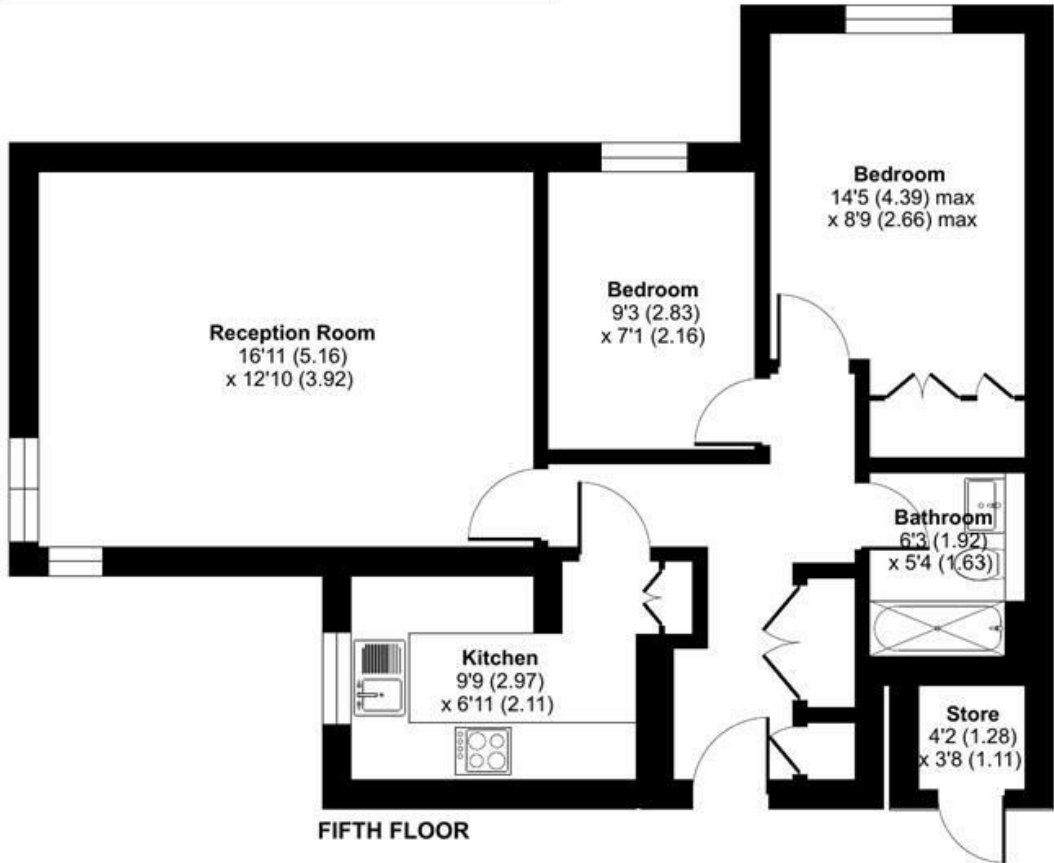
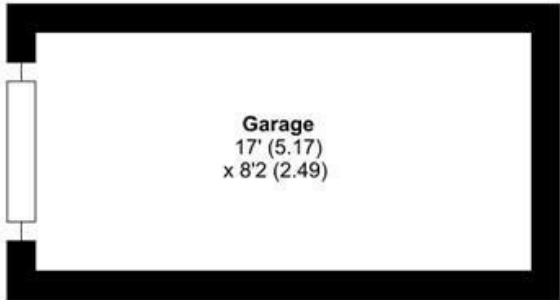
**Guide Price £385,000 Leasehold - Share of Freehold**

**EPC Rating: D**

# Ewell Road, Surbiton, KT6

Approximate Area = 634 sq ft / 58.9 sq m  
 Garage = 139 sq ft / 12.9 sq m  
 Outbuilding = 15 sq ft / 1.3 sq m  
 Total = 788 sq ft / 73.1 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). © nchecom 2026. Produced for Matthew James. REF: 1484500

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/fittings 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.

