



## 9 Linden Place Station Approach East Horsley, KT24 6QB **£1,225 PCM Unfurnished**

Situated in the very heart of the village and close to the shops and Station (Waterloo 45 mins) this spacious one bedroom apartment has recently been fully refurbished including a new kitchen and bathroom. The accommodation comprises: entrance hall; bright and airy Lounge with door to the balcony; double bedroom with wardrobes and door to the balcony; kitchen with appliances; bathroom with shower over the bath; large balcony; electric night storage heaters; undercover allocated parking for one car and additional visitor parking; EPC rating D/60; Council tax band C; sorry no pets. Available immediately.



6 Station Parade, East Horsley, Surrey, KT24 6QN  
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

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*Scan the QR code for the  
Material Information*

# Wills & Smerdon

Approximate Area = 467 sq ft / 43.3 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). © ncthem 2026. Produced for Wills and Smerdon. REF: 1433227

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			
<b>England &amp; Wales</b>		60	80
EU Directive 2002/91/EC			



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