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Ewell Road, Surbiton, KT6 6HL

An excellent, well-presented one-bedroom first floor conversion apartment set in a grand detached Victorian house. Located within easy reach of Surbiton mainline station and high street. The many benefits include a large, contemporary living room with sitting and dining space and a bay window overlooking the garden. Plus a contemporary kitchen with integral appliances. There is a good-sized double bedroom with a large fitted wardrobe. The modern white bathroom suite includes a shower above the bath. There is a welcoming entrance hall. Gas central heating and double glazing. Well maintained communal areas. Parking on a first come, first served basis. To the rear is a large enclosed communal garden. Sold with a Share of the Freehold and a lease of 106 years. We are informed the service charge is £1681 pa. No onward chain.

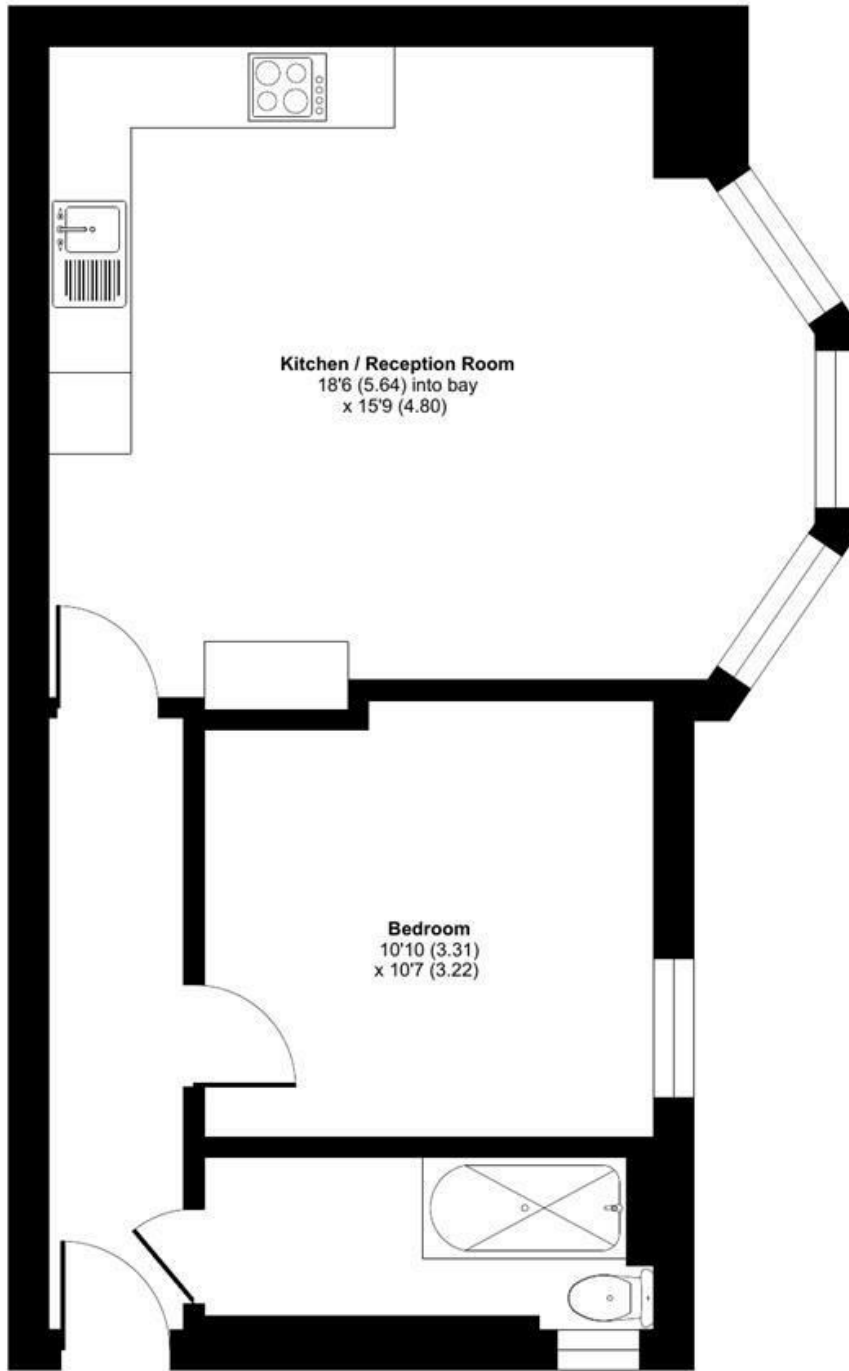
Guide Price £299,950 Leasehold - Share of Freehold

EPC Rating: C

200 Ewell Road, Surbiton, KT6

Approximate Area = 491 sq ft / 45.6 sq m

For identification only - Not to scale



Kitchen / Reception Room
18'6 (5.64) into bay
x 15'9 (4.80)

Bedroom
10'10 (3.31)
x 10'7 (3.22)

FIRST FLOOR



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: 1487794

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.

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			
		75	81
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	