



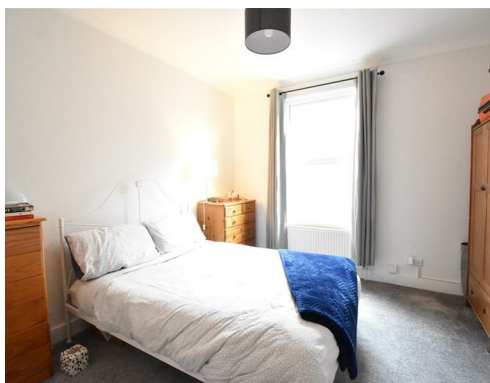
Matthew James

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



Ellerton Road, Surbiton, KT6 7TZ

TO LET

A well presented two bedroom first floor flat in this quiet residential location located within walking distance of the heart of Surbiton. The accommodation comprises; entrance hall, reception, kitchen, two double bedrooms and shower room. The property benefits from it's own entrance, independent gas central heating and private rear garden. The property is offered unfurnished and is available from early April. Council Tax Band C

£1,600 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: E

Ellerton Road, Surbiton, KT6 7TZ

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market , all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

