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Ewell Road, Surbiton, KT6 6HL

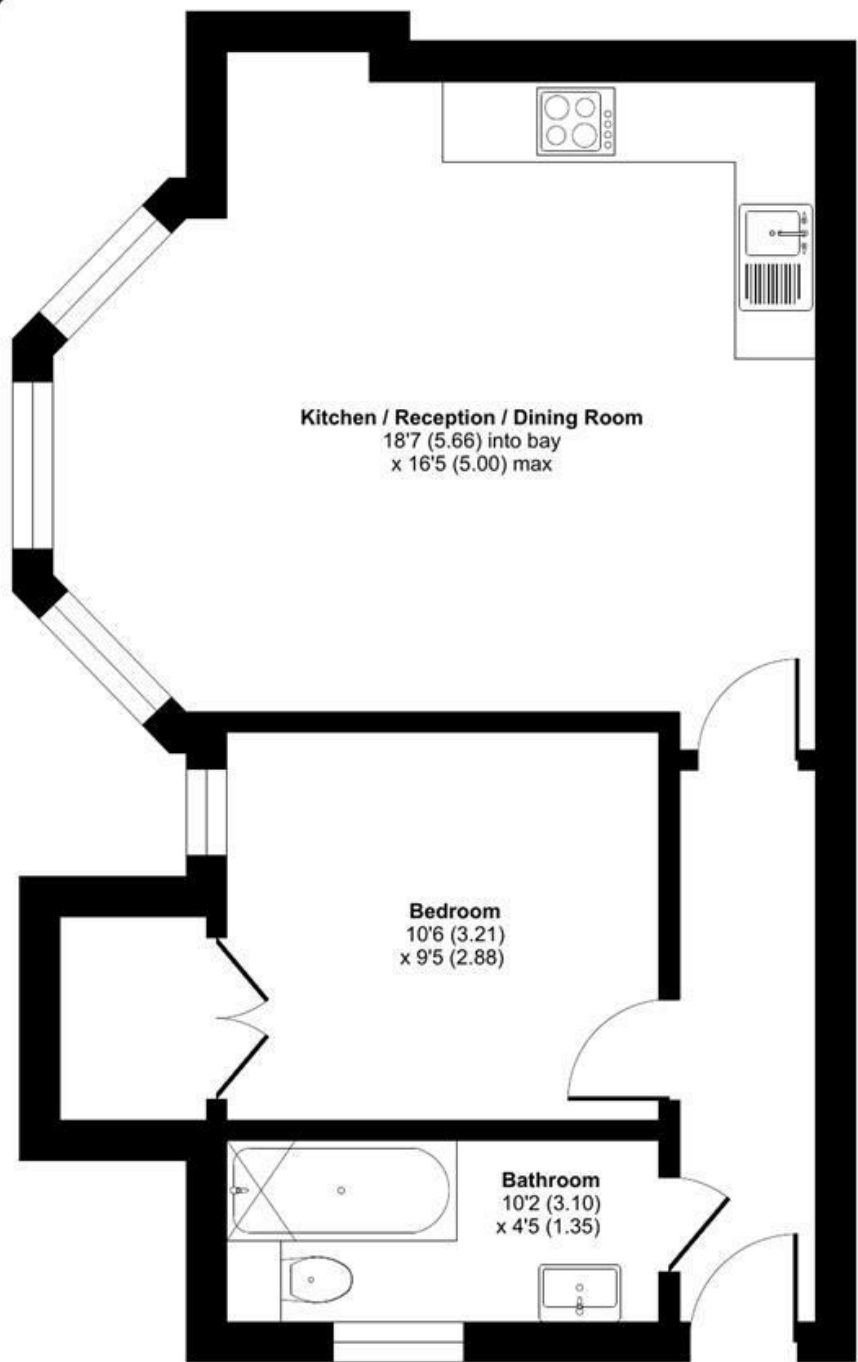
A well-presented one-bedroom garden floor conversion apartment set in a grand detached Victorian house. Located within easy reach of Surbiton mainline station and high street. The many benefits include a large, contemporary living room with sitting and dining space and a bay window. Plus a contemporary high gloss kitchen with appliances. There is a good-size double bedroom with a large fitted wardrobe. The white and stone bathroom is newly fitted and includes a shower above the bath. 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 107 years. We are informed the service charge is £1400 pa. No onward chain.

Guide Price £280,000 Leasehold - Share of Freehold

EPC Rating: C

Ewell Road, Surbiton, KT6

Approximate Area = 496 sq ft / 46 sq m
For identification only - Not to scale



LOWER GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025. Produced for Matthew James. REF: 1387334

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		