



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

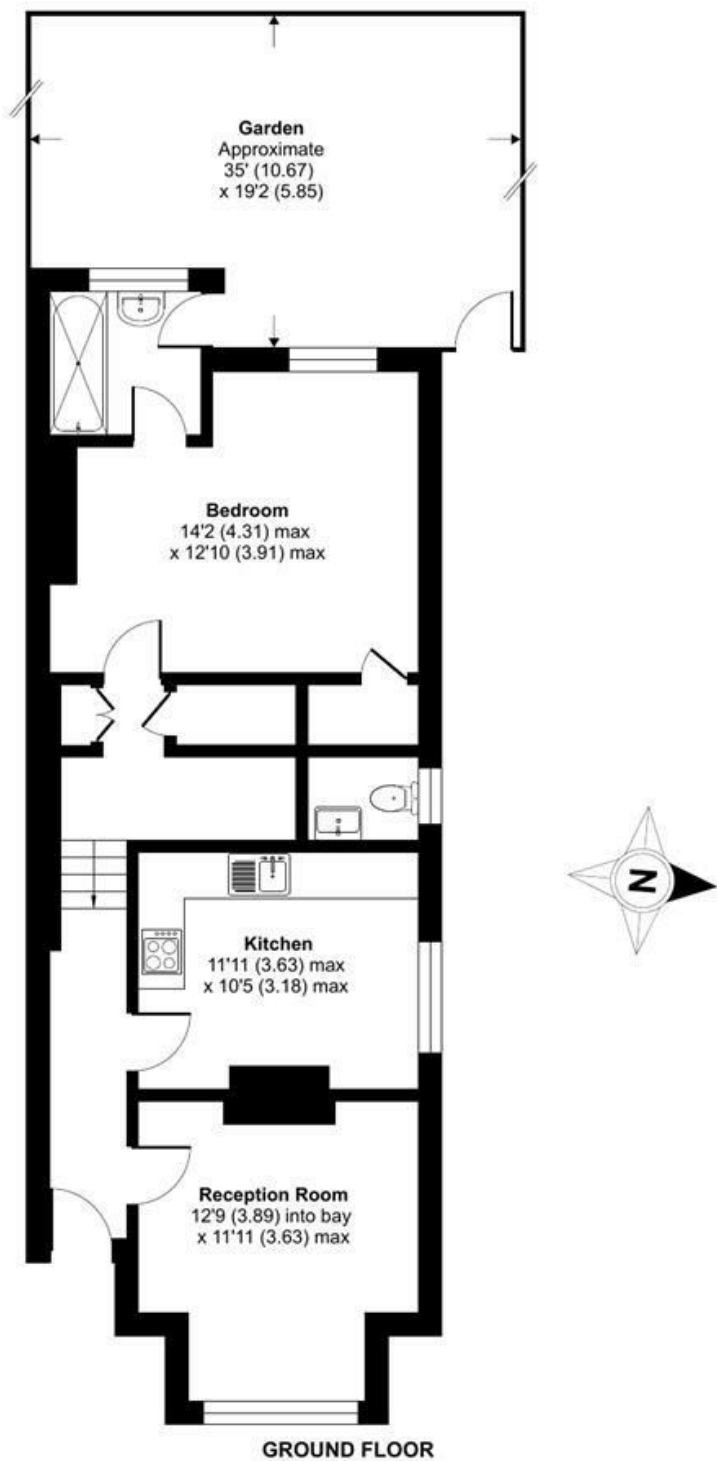
A spacious one bedroom ground floor period maisonette with direct access to a garden. The property is in need of some updating. Located on a popular residential road within easy reach of Surbiton mainline station with local shops and amenities a short walk away. The many benefits include your own private entrance. A lovely sitting room with a bay window and a period fireplace. There is a separate fitted kitchen dining room also with a fireplace. The welcoming entrance hallway includes the wc. The large master bedroom is at the rear of the property and includes en-suite bathroom with a shower above the bath. There is also a door leading to the garden. Gas central heating. The rear garden is approx. 35ft long, with access to the first floor property's garden. Council tax band C. We are informed there will be a new lease in excess of 900 years and a Share of the Freehold. No onward chain.

Guide Price £350,000 Leasehold - Share of Freehold

EPC Rating: D

Ellerton Road, Surbiton, KT6

Approximate Area = 666 sq ft / 61.8 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: 1401600

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	65	76
(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		