

| Energy Efficiency Rating                    |                         |                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                         |
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92 plus) <b>A</b>                          |                         |                                                                                   |
| (81-91) <b>B</b>                            |                         |                                                                                   |
| (69-80) <b>C</b>                            |                         |                                                                                   |
| (55-68) <b>D</b>                            |                         |                                                                                   |
| (39-54) <b>E</b>                            |                         |                                                                                   |
| (21-38) <b>F</b>                            |                         |                                                                                   |
| (1-20) <b>G</b>                             |                         |                                                                                   |
| Not energy efficient - higher running costs |                         |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                                                                                     |
|-----------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                                                 | Current                 | Potential                                                                           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                                                                                     |
| (92 plus) <b>A</b>                                              |                         |                                                                                     |
| (81-91) <b>B</b>                                                |                         |                                                                                     |
| (69-80) <b>C</b>                                                |                         |                                                                                     |
| (55-68) <b>D</b>                                                |                         |                                                                                     |
| (39-54) <b>E</b>                                                |                         |                                                                                     |
| (21-38) <b>F</b>                                                |                         |                                                                                     |
| (1-20) <b>G</b>                                                 |                         |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                                                                                     |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |

## 22 Waterloo Court, Mayfield Road, Walton-On-Thames, KT12 5AD



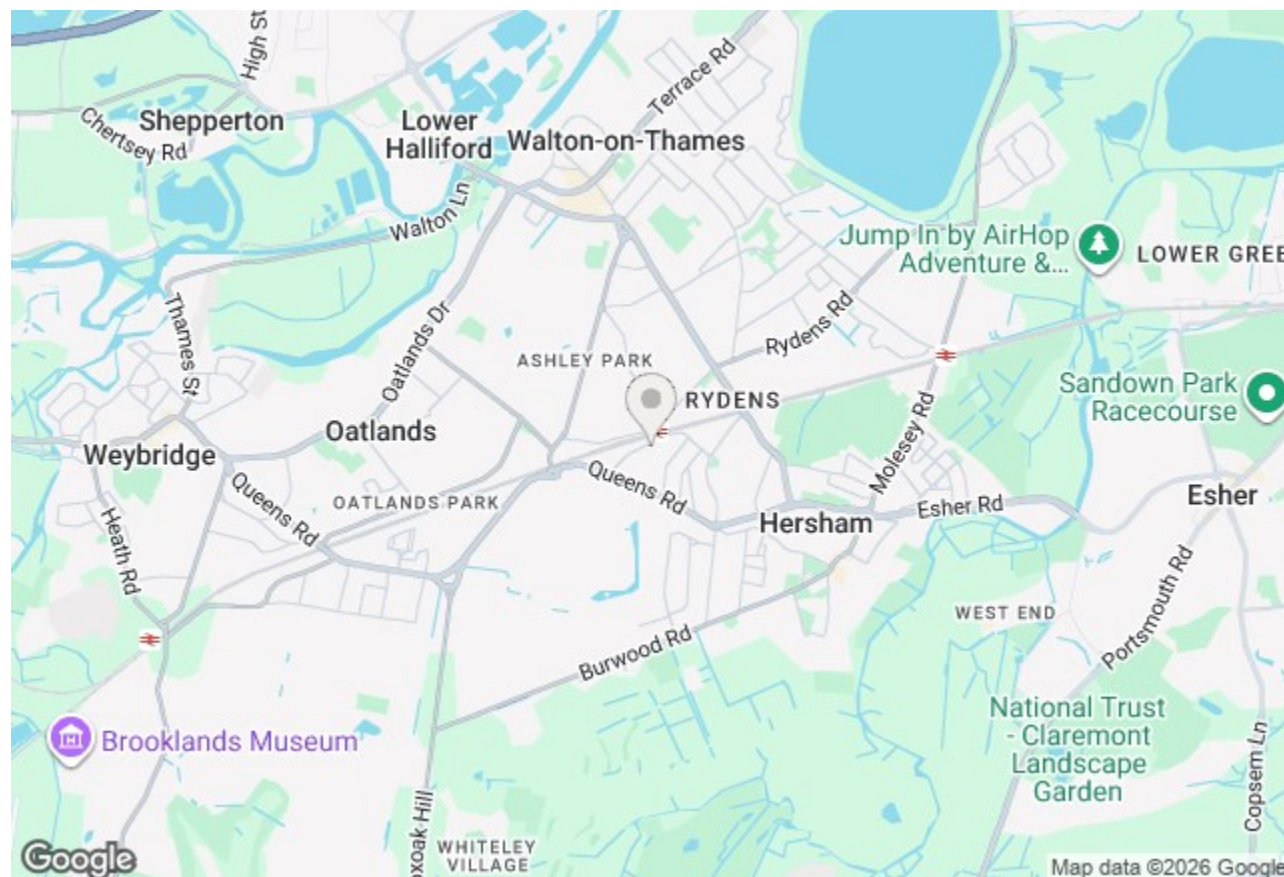
**£1,750 Per Calendar Month**

Welcome to Mayfield Road, Walton-On-Thames - a charming location for this delightful two bedroom flat situated on the 2nd floor. This property is negotiably furnished and boasts a modern kitchen with integrated appliances, open plan reception room with ample space to relax and entertain guests. The property also features a modern bathroom comprising a matching three piece suite with shower over the bath. There are two bedrooms, the master being a generous double size room.

One of the highlights of this apartment is its proximity to Walton station (London Waterloo approx 26 mins), making commuting a breeze. No need to worry about parking either, as this property comes with an allocated parking space, ensuring you always have a spot waiting for you.

To the rear of the block is a communal garden which is enclosed with high fencing, mainly laid to lawn and offers the perfect space to enjoy relaxing evenings and fresh air.

Call Harmes Turner Brown Walton office on 01932 222266.



INDEPENDENT ESTATE AGENTS

[www.htbproperty.com](http://www.htbproperty.com)

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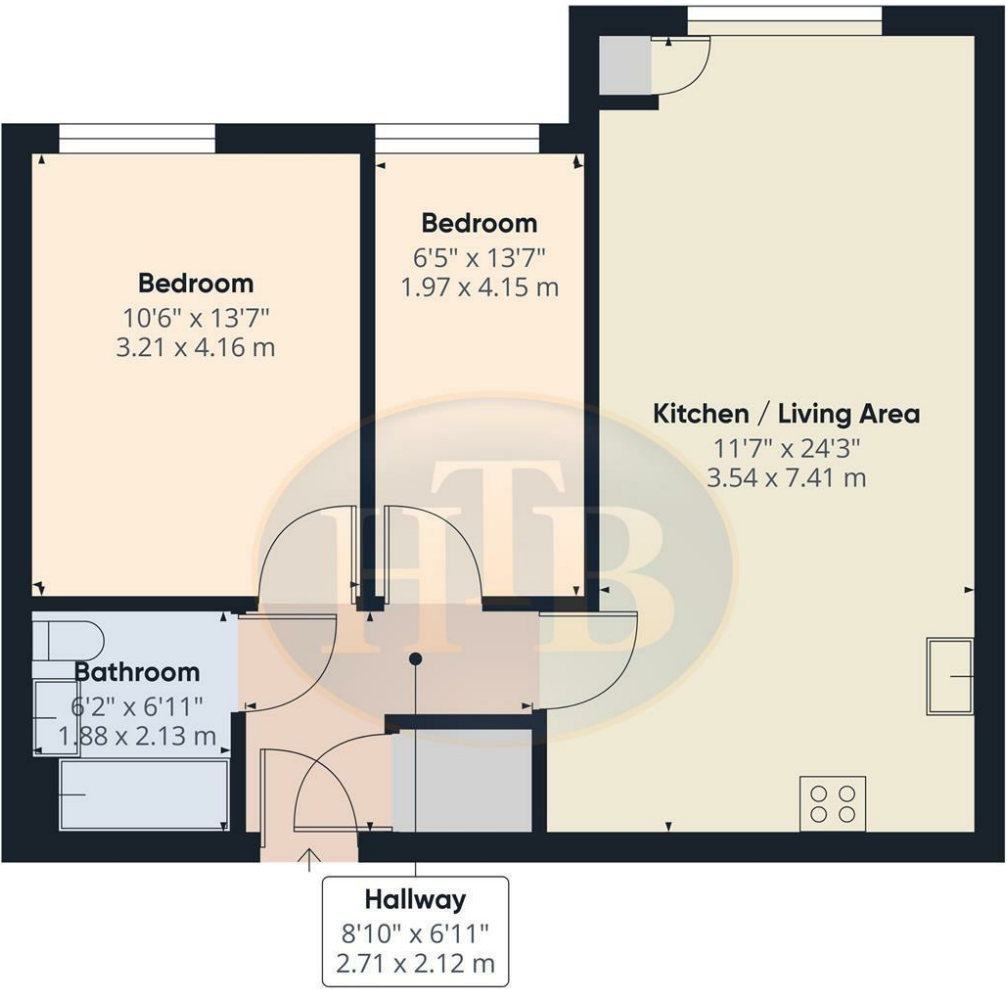


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East Molesey  
Surrey KT8 0DP  
0208 001 8385



Mayfield Road, Walton-On-Thames, KT12 5AD



Approximate total area<sup>®</sup>  
630.06 ft<sup>2</sup>  
58.53 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

- APPROX 50 METRES TO WALTON STATION
- ALLOCATED PARKING
- OPEN PLAN LIVING ROOM/KITCHEN
- COMMUNAL GARDEN TO SIDE
- NEGOTIABLY FURNISHED
- TWO BEDROOMS
- SECOND FLOOR WITH LIFT SERVICE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- ELMBRIDGE COUNCIL TAX BAND D