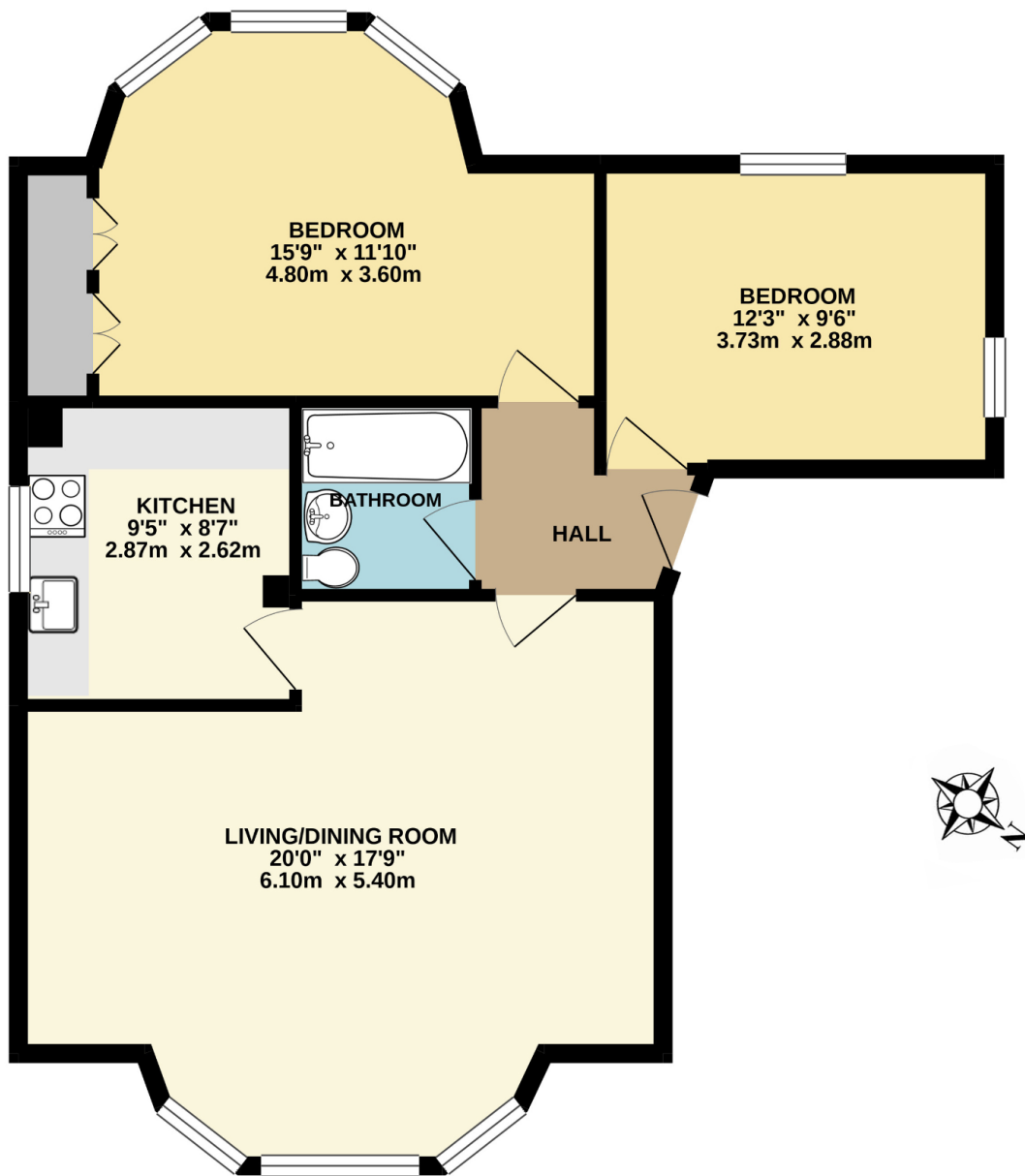




A truly stunning upper ground floor larger than average Victorian conversion flat. This property is extremely well proportioned and includes a great hallway leading to a fabulous reception room which is impressive in size with high ceilings, character features and offering ample space for dining. It features a good sized kitchen, two double bedrooms - the master bedroom being a very generous size with built in wardrobes - a second double bedroom overlooking the garden. Further benefits include a communal garden, allocated parking and a separate store room. An internal inspection is essential to fully appreciate this property being sold with a share of freehold and no onward chain.





**EWELL ROAD, SURBITON**  
**INTERNAL FLOOR AREA (APPROX.) 735 sq ft/ 68.3 sq m**

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2020.

We have prepared these sales particulars as a general guide after a brief inspection of the property and with information supplied by the Vendors. No detailed survey was carried out nor were the services and appliances tested. Photographs are not comprehensive and no assumption should be made that the property remains as displayed. The floor plans are for representation purposes only as defined by the RICS Code of Measuring Practice. Measurements, room shapes and sizes are approximate and must not be relied on. No responsibility is taken for errors or omissions. All fixtures and fittings, carpets, curtains/blinds, lighting and kitchen equipment, whether fitted or not, are deemed to be removable by the Vendors unless specifically itemised. No representation is given as to the title of the property.

**H J C**

HIGHER VALUES

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