

# HJC

HIGHER VALUES



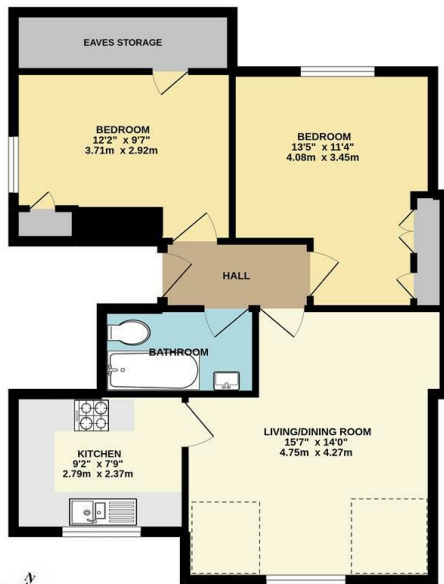
Flat 3 10 Effingham Road  
Long Ditton, Surbiton, KT6 5JY  
£1,700 Per Month



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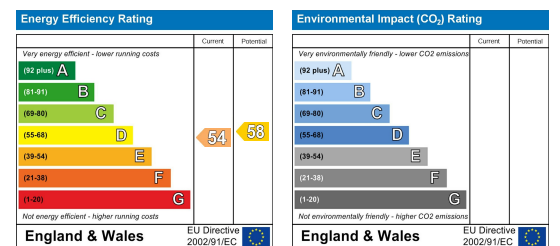
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our HJC Surbiton Office on 020 8390 0404 if you wish to arrange a viewing appointment for this property or require further information.

- Conversion Top Floor Flat
- 2 Double Bedrooms
- Separate Kitchen
- Spacious Reception Room
- Off street parking for one
- Close to the River and Parks car
- Walking Distance to Town
- Council Tax Band D and Station



This charming property, nestled in a desirable location comprises; Living/Dining Area: The heart of this flat, where you can unwind and entertain. Imagine cosy evenings with friends, separate Kitchen: A functional kitchen awaits, equipped with modern amenities. Modern Bathroom. Spacious Main Bedroom: The main bedroom boasts fitted wardrobes, providing ample storage for your belongings. Second Double Bedroom: Perfect for a home office or guest bedroom. No need to worry about parking—this flat comes with a designated spot for one car.

Convenient Location: Within walking distance you'll find local amenities: Surbiton Station, the picturesque River Thames, and several parks. Unfurnished and available mid May.

A holding deposit will be taken to secure the property if your offer is accepted.



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