



Located in one of East Molesey's premier roads is this well-presented three-bedroom apartment with views across communal gardens

**Camden House, 48 Wolsey Road, East Molesey, Surrey, KT8**

£1,650 pcm plus fees apply, Unfurnished  
Available 23<sup>rd</sup> July 2021



- Inviting three bedroom apartment in an a premier village location
- Upper-ground floor, enjoying views over communal gardens
- Ideally positioned to enjoy the array of amenities at Bridge Road parade
- 0.4 miles Hampton Court Station
- Residents parking available on a 'first come, first serve' basis

#### Local Information

One of the finest in the area, Wolsey Road is situated in an enviable location less than a mile from Hampton Court Palace and the River Thames. The delightful boutiques, shops, restaurants and bars of Bridge Road are just 0.3 miles away as is Hampton Court Train Station which provides regular and direct trains to London Waterloo in around 33 minutes. The M4, M3 and M25 motorways are within easy driving distance and offer excellent road links to Heathrow and Gatwick airports, with central London situated just 12.5 miles away. More extensive shopping can be found in nearby Kingston Upon Thames with Bushy Park located along the way.

#### About this property

A well-maintained upper-ground floor apartment in a premier village location and extending to over 1100 sq ft.

The unusual layout offers flexible living, with the rear of the apartment enjoying far-reaching views over communal gardens.

The accommodation is set across 2 floors, with the entrance hall leading to the principle double bedroom, family bathroom and through to the inviting kitchen and reception room, which is bathed in natural light. Both the principle bedroom and reception area

benefit from balconies which overlook the rear garden, with a second bedroom accessed off the kitchen.

A spiral staircase leads to a mezzanine floor(perfect for use as a study) and bedroom three. It is worth noting that the upper floor does have limited head height.

Externally, there is residents parking available on a 'first come, first serve' basis, and communal gardens.

#### Furnishing

Unfurnished

#### Local Authority

Elmbridge Borough Council  
Council Tax Band = D

#### Energy Performance

EPC Rating = D

#### Viewing


All viewings will be accompanied and are strictly by prior arrangement through Savills Esher Lettings Office.  
Telephone: +44 (0) 1372 461 932.





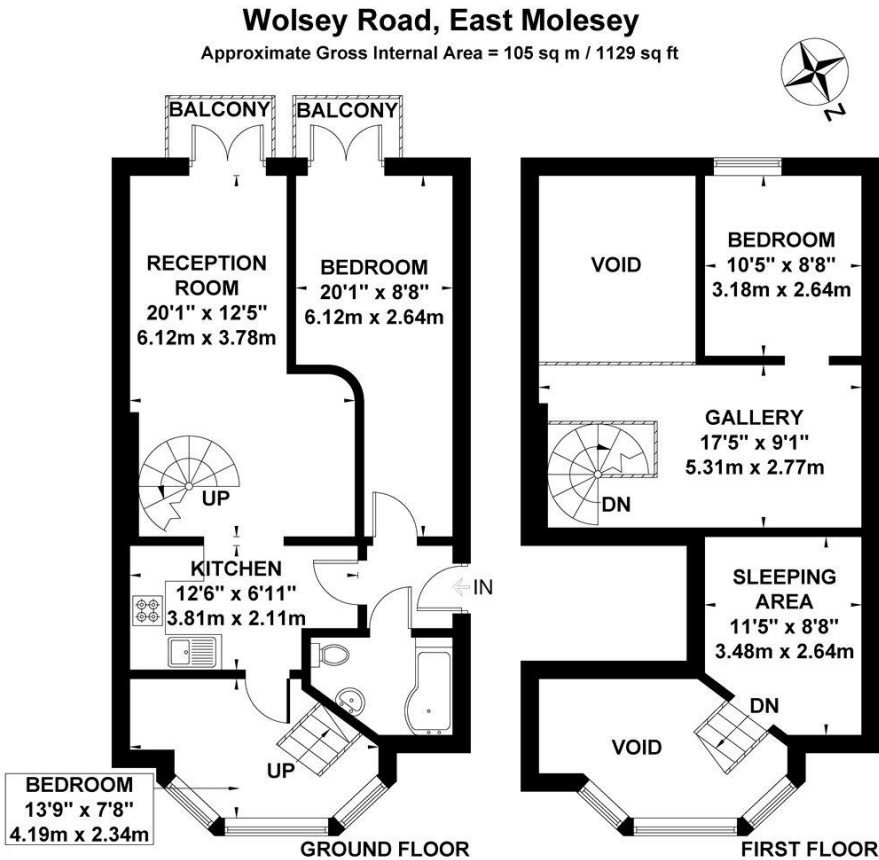
Camden House, 48 Wolsey Road, East Molesey, Surrey, KT8  
Gross Internal Area 1129 sq ft, 104.9 m<sup>2</sup>

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	60	81
(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>	60	81
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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