



IMPRESSIVE PENTHOUSE IN A SECLUDED LOCATION ARRANGED OVER 2 FLOORS

LAKEWOOD, PORTSMOUTH ROAD, ESHER, SURREY, KT10 9FB

£3,000 pcm + fees and other charges apply.*

Available 01/11/2019



IMPRESSIVE PENTHOUSE IN A SECLUDED LOCATION ARRANGED OVER 2 FLOORS

LAKEWOOD, PORTSMOUTH ROAD,
ESHER, SURREY, KT10 9FB

£3,000 pcm

• 3 bedrooms • 3 bathrooms • Open plan living •
Penthouse apartment • 2 parking spaces •
Storage locker • Fully furnished • Secluded
woodland setting • EPC Rating C • Council Tax G

Situation

Lakewood is a modern apartment block located in private grounds off Portsmouth Road and is 2.4 miles to Cobham and Stoke D'Abernon station and 3.4 miles to Esher station.

Description

Lakewood is a luxury block of fourteen apartments. This top floor duplex contemporary apartment boasts a spacious open plan reception room and kitchen, that is modern in design with fully integrated appliances, breakfast bar and views over the stunning landscaped communal gardens.

The three bedrooms (each with their own bathroom) are of a generous size and come complete with fitted storage.

Further features of this apartment is a generous amount of eaves storage, underfloor heating, 2 parking spaces (1 in the gated basement and 1 outside within the development), storage locker and use of the substantial communal gardens offering direct access to Oxshott Heath.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

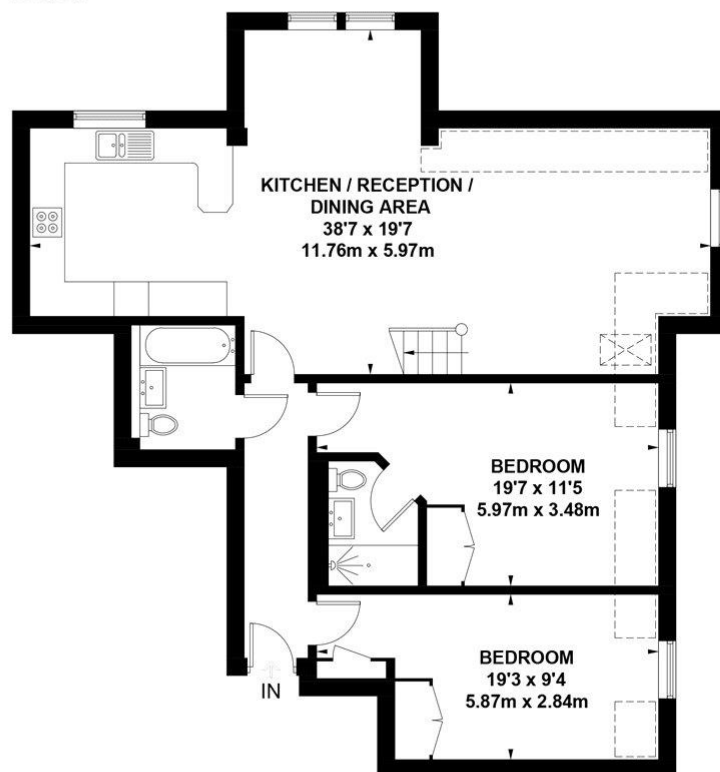


Portsmouth Road, Esher

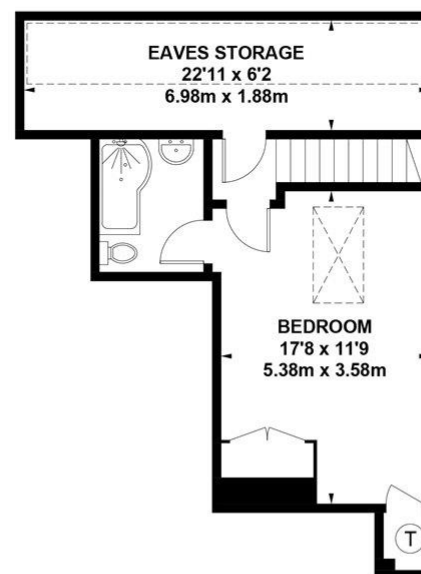
Approximate Gross Internal Area = 141.2 sq m / 1520 sq ft



 = Reduced Headroom Below 1.5m / 5'0



Second Floor




Third Floor

Exposure House © 2018 (ID403521)
www.exposurehouse.co.uk

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 purposes only. Measured and drawn in 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.

FLOORPLANS

Gross internal area: 1520 sq ft, 141.2 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190603ELWE

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

Esher Lettings

Lauren Braithwaite

lbraithwaite@savills.com

+44 (0) 1372 461 932

+44 (0) 7816 237 032

savills.co.uk