



# Impressive penthouse in a secluded location

**Lakewood, Portsmouth Road, Esher, Surrey, KT10**

Unfurnished £2,950 pcm, Furnished £3,250 pcm  
Available from 01.11.2019





Modern penthouse apartment in secluded woodland setting  
• Open plan kitchen/living room • High specification kitchen and bathrooms • Available furnished at £3,250 pcm • 2 parking spaces • Storage locker • Fully furnished • Well maintained communal grounds

#### Local Information

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.

In the heart of the Surrey commuter belt Esher benefits from a fantastic range of shopping facilities, cafes and restaurants. Schooling in the area is superb with an excellent range of private and state schools including the ACS Cobham International School, Claremont Fan Court School and Milbourne Lodge.

Esher and its surrounding areas offer a full range of sporting facilities to suit every member of the family. The towns of Cobham, Weybridge and Kingston upon Thames are all within easy distance.

#### About this property

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.

#### Furnishing

Furnished, Unfurnished

#### Local Authority

Elmbridge Borough Council

#### Energy Performance

EPC Rating = C

#### Viewing

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








Lakewood, Portsmouth Road, Esher, Surrey, KT10  
Gross Internal Area 1520 sq ft, 141.2 m<sup>2</sup>

onTheMarket.com

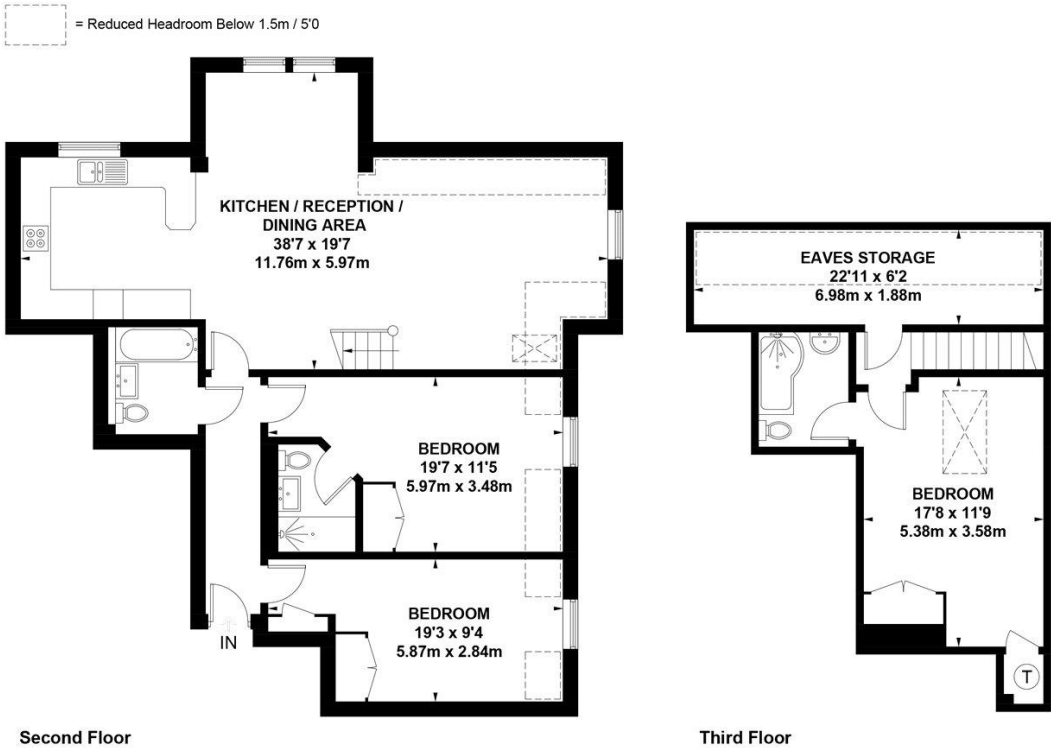
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Portsmouth Road, Esher

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



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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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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\*There are different rules and fees for different tenancy types. For details of our fees and charges go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20190913ELWE

