



LUXURIOUS GATED APARTMENT SET IN PRESTIGIOUS PRIVATE ROAD

AMELIE PLACE, 22 ESHER PARK AVENUE, ESHER, SURREY, KT10 9NX

Furnished, £6,500 pcm + fees and other charges apply.*

Available Now



AMELIE PLACE, 22 ESHER PARK

Furnished, £6,500 pcm

- 3 Bedrooms • 2 Bathrooms • 1 Receptions
- Set behind secure private gates • Stylish interior
- Immaculately presented throughout • Large balcony terrace • Allocated parking for residents and guests • EPC Rating = B • Council Tax = H

Description

You are welcomed into the spacious entrance hall of this immaculate and stylish apartment where you will find a guest cloakroom and ample storage. The impressive open plan reception room boasts a private balcony with terrace which is a lovely spot to sit and enjoy the view over the communal gardens. The kitchen/breakfast room is open plan to the living area and has a range of modern wall and base units from Wooden Heart of Weybridge, integrated Miele appliances and stone worktops. The apartment benefits from a useful separate utility room which is located off the hallway. Adjacent is the study which could also be used as a guest bedroom. The master bedroom has a dressing area with a range of built in cupboards and an impressive contemporary en suite bathroom with a large walk in shower. Bedroom two also benefits from a range of built in cupboards and has an en suite shower room.

The specification is state of the art throughout with high-end fixtures and fittings including Villeroy & Boch sanitaryware and Hansgrohe raindance showers.

Externally there are landscaped walled communal gardens, secure underground allocated parking and guest parking.

Energy Performance

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

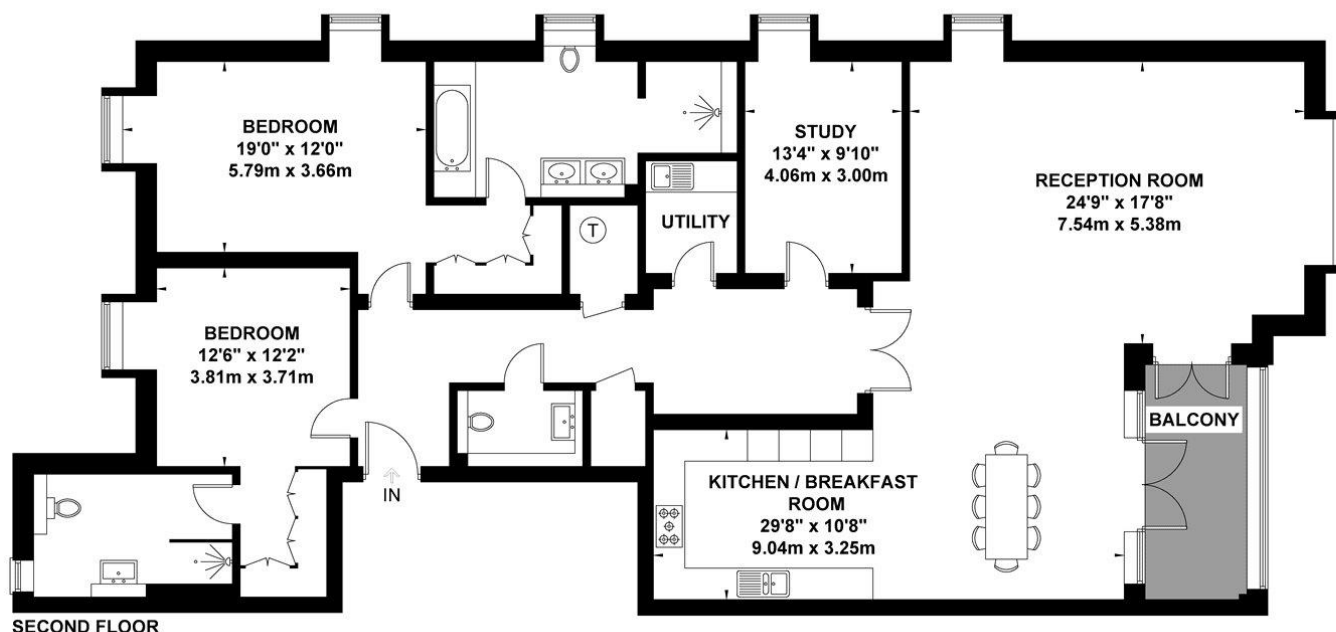
Viewing

Strictly by appointment with Savills.



Esher Park Avenue, Esher

Approximate Gross Internal Area = 203.7 sq m / 2192 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.

Situation

This stunning penthouse apartment is situated on one of Esher's premier private roads in a secluded gated development with substantial grounds. It is enviably located within just a few hundred yards of Esher High Street where you will find an array of shops, bars, restaurants, boutiques, an Everyman cinema and a Waitrose supermarket.

Both Esher and Claygate mainline railway stations are approximately 1 mile away providing regular and direct trains to London Waterloo from 23 and 29 minutes respectively. The A3 is close by giving access to central London, the M25 and Heathrow and Gatwick Airports.

The Elmbridge Borough has an excellent range of both state and private schools, including Esher Church School, Hinchley Wood School, The ACS Cobham International School, Milbourne Lodge and Claremont Fan Court School.

FLOORPLANS

Gross internal area: 2192 sq ft, 203.6 m²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(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. 20190822ELWE

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