



A beautifully presented 3 bedroom, 3 bathroom apartment

Common Road, Claygate, KT10

£2,250 pcm plus fees apply, Unfurnished
Available end June 2020

savills

Executive apartment in a leafy village location • Wonderful open plan kitchen/living/dining space • Sumptuous master suite with walk in wardrobe • Two further bedrooms and two bathrooms • Allocated parking

Local Information

Glenavon House occupies a central location within Claygate, an attractive and sought after Surrey village, close to amenities such as the recreation ground, village hall, church, restaurants, pubs and schools. Claygate parade is about 0.7 miles away where the station is located providing regular and direct trains into London Waterloo from 29 minutes. The parade also benefits from a fine array of mainly independent shops as well as a supermarket and post office. Glenavon House is ideally situated within a few miles of the M25 and the A3 making both London Heathrow and Gatwick Airports easily accessible and central London is approximately 16 miles away. The Elmbridge area is popular with families as it offers an excellent choice of both state and independent schools.

Comprehensive leisure and recreational opportunities are available in the local and wider surrounding area, including parks, golf courses, tennis clubs, racing at Sandown, the Rose Theatre in Kingston, cinemas and a wide choice of restaurants, bars and country pubs. The world famous Hampton Court Palace is just 3.5 miles away as is Bushy Park and the River Thames.

About this property

A newly built development consisting of 4 high specification apartments offering spacious and contemporary accommodation. We are privileged to offer a sumptuous 3 bedroom apartment located to the first floor, further benefitting from lift access.

The apartment has been designed and built to an exacting standard with luxury finishes, such as under floor heating, hand painted traditionally-made Turner and Foye of Esher kitchens with Bosch appliances and Villeroy and Boch sanitary ware in the bathrooms. The decor is timeless and elegant and is perfectly laid out for day to day living, as well as entertaining guests.

The entrance hall leads to a magnificent kitchen/breakfast dining room, with double doors opening to a separate drawing room. The master bedroom; complete with en suite bathroom and walk in wardrobe, is accompanied by another guest suite, Bedroom 3/study and a further shower room.

Externally, there is allocated parking for one car, however there is further parking available nearby on the road.





Gross Internal Area 1,474 sq ft, 137 m²

Furnishing Unfurnished

Local Authority Elmbridge Borough Council Tax Band = G

Energy Performance EPC Rating = To be confirmed

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



savills

savills.co.uk

Lauren Williams

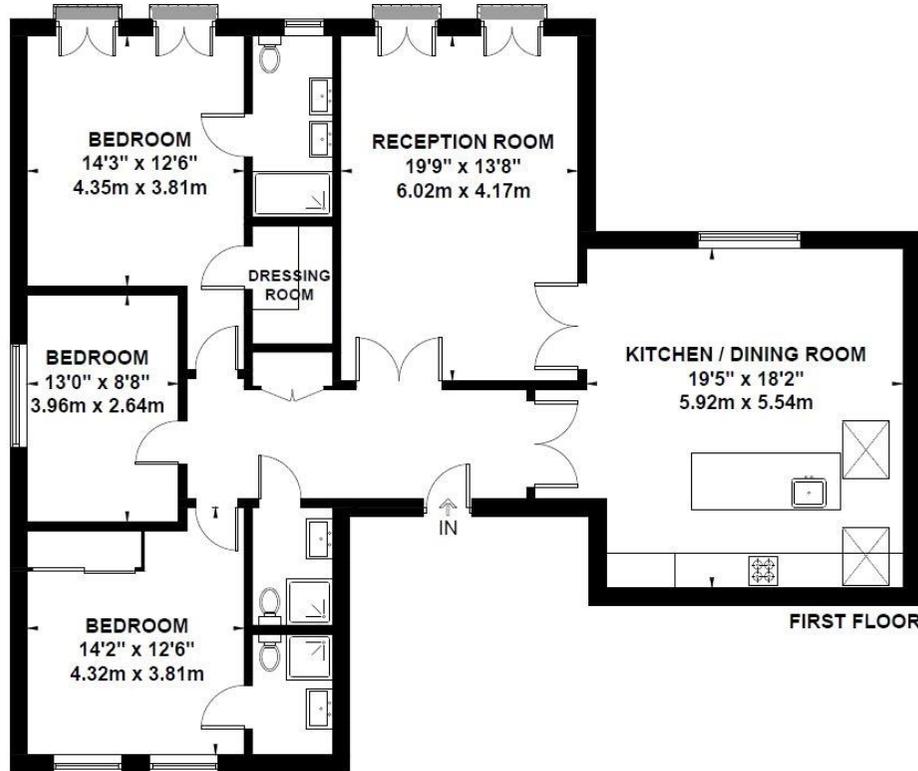
Esher Lettings

+44 (0) 1372 461 932

lauren.williams@savills.com

Common Lane, Claygate

Approximate Gross Internal Area = 137 sq m / 1474 sq ft



Exposure House © 2019
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	86	86
(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	

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, images 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. Prospective tenants must satisfy themselves by inspection or otherwise. 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 please 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. . 20200617CHLB



arla | **propertymark**
PROTECTED