



IMPRESSIVE PENTHOUSE APARTMENT IN THE HEART OF ESHER

24 SANDOWN HOUSE, 1 HIGH STREET, ESHER, SURREY KT10 9SL

savills

GRADE II LISTED

24 SANDOWN HOUSE 1 HIGH STREET, ESHER, SURREY KT10 9SL

2 reception rooms ♦ Kitchen ♦ 2 bedrooms ♦ 2 bathrooms ♦ Private terrace ♦ Direct lift access ♦ Underground parking ♦ EPC rating = C

Situation

Sandown House is a desirable gated development situated in an extremely convenient location. Esher High Street is just a few yards away and offers an Everyman cinema, a fantastic array of coffee shops, bars, restaurants, boutiques, a Waitrose supermarket. Esher train station is 0.8 miles away and provides regular and direct trains into London Waterloo from 23 minutes. The nearby A3 provides direct road access to central London and the Surrey countryside whilst London Heathrow and Gatwick airports are 11 miles and 24 miles respectively. The surrounding woods and commons are ideal for long walks and there is a vast range of sports clubs and leisure venues nearby including Esher Cricket Club and Sandown Park racecourse. The area also benefits from an excellent range of both state and independent schools.



Description

This elegant penthouse apartment is accessed via a grand pillared porch which leads to a communal entrance hall leading to all apartments. Number 24 can be accessed via both a staircase and a lift, both of which take you directly into the property. The entrance hall is bright and spacious and benefits from useful storage cupboards. The generously proportioned reception room features a modern fireplace, bespoke built shelving and cupboards. Adjacent is the dining room. The modern and stylish kitchen has a range of wall and base units, integrated appliances, granite worktops and French doors which open directly onto the south facing private balcony where far reaching views can be enjoyed. There is the added bonus of a mains-connected gas BBQ. The upper floor comprises a well-proportioned master bedroom with a range of fitted wardrobes and a large en suite bathroom. The generous second bedroom benefits from built in wardrobes and a separate shower room completes the accommodation. Externally the development is accessed through private electric gates, with video entry system, and provides 2 allocated underground parking spaces, private storage unit and over ground parking for visitors. Communal gardens can be found to the rear.

Tenure:

Freehold

Viewing:

Strictly by appointment with Savills



High Street, Esher

Approximate Gross Internal Area
Third Floor (Excluding Lift) = 92.0 sq m / 990 sq ft
Fourth Floor = 69.6 sq m / 749 sq ft
Total = 161.6 sq m / 1739 sq ft



Third Floor



Fourth Floor

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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.

Savills Esher
esher@savills.com
01372 461900

savills.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	82
(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		