



LUXURY APARTMENT IN PRESTIGIOUS DEVELOPMENT

7 LEOPOLD COURT, PRINCESS SQUARE, ESHER, SURREY KT10 9BW



LUXURY APARTMENT

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Open plan reception room and kitchen ♦
2 bedrooms ♦ 2 bathrooms ♦ allocated
parking ♦ concierge service ♦ gym ♦ lift
♦ communal gardens ♦ EPC rating = D

Situation

Leopold Court is situated in Princess Square, a luxury gated development located in an enviable position just a short distance from the centre of Esher. This popular commuter town has a vibrant High Street with an extensive choice of bars and restaurants and designer boutiques as well as an Everyman cinema and Waitrose supermarket. Further shopping facilities, theatres and cinemas can be found in Kingston upon Thames which is around 5 miles away. The A3 is a short drive away providing access to the M25 and wider motorway network, Heathrow and Gatwick airports. Transport links into London are provided at Esher and Claygate stations with regular and direct mainline train services to London Waterloo taking from 23 and 29 minutes respectively.

Description

Leopold Court is the epitome of style, seclusion and grandeur. Located on the first floor this beautifully presented apartment is accessed by a



lift from ground and basement level. The apartment blends modern day luxury conveniences such as air conditioning and integrated sound system as well as period features such as high ceilings and sash windows. You are welcomed into a spacious entrance hallway which leads down to the impressive open plan reception room which has ample space for both a formal sitting area featuring a stylish and contemporary gas fire and dining area benefiting from French doors with Juliette balcony. Open plan to the reception room is a fully integrated kitchen featuring a range of high specification appliances, wall and base mounted cabinetry and breakfast bar.

The bedroom accommodation comprises master suite with built in wardrobes and luxury en suite and a second bedroom which is served by a further luxury bathroom.

The development boasts an on site concierge service, communal gym, games room and communal gardens. The apartment also benefits from one allocated underground parking space.

Tenure:

Leasehold

Local Authority:

Elmbridge Borough Council

Viewing:

Strictly by appointment with Savills



Princess Square

Approximate Gross Internal Area = 124.9 sq m / 1344 sq ft



First Floor

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