



SPACIOUS 3 BEDROOM PENTHOUSE IN GATED DEVELOPMENT

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



IDEALLY LOCATED FOR AMENITIES

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Reception room ♦ Kitchen/breakfast room
♦ 3 bedrooms ♦ 3 bathrooms ♦ Private
loggia and balcony ♦ Secure parking ♦
Communal gardens ♦ EPC rating = C

Situation

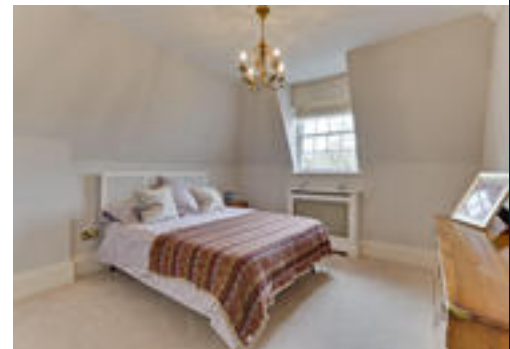
Sandown House is a desirable gated development situated in an extremely convenient location. Esher High Street is just a few yards away and offers an Everyman cinema, a fantastic array of coffee shops, bars, restaurants, boutiques, a Waitrose supermarket. Esher train station is 0.8 miles away and provides 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. Esher is a great choice for those in search of nature, space and quality of life. The surrounding woods and commons are ideal for exploring the vast range of sports clubs and leisure venues, including Esher Cricket Club and Sandown Park racecourse. The area also benefits from an excellent range of both state



and independent schools.

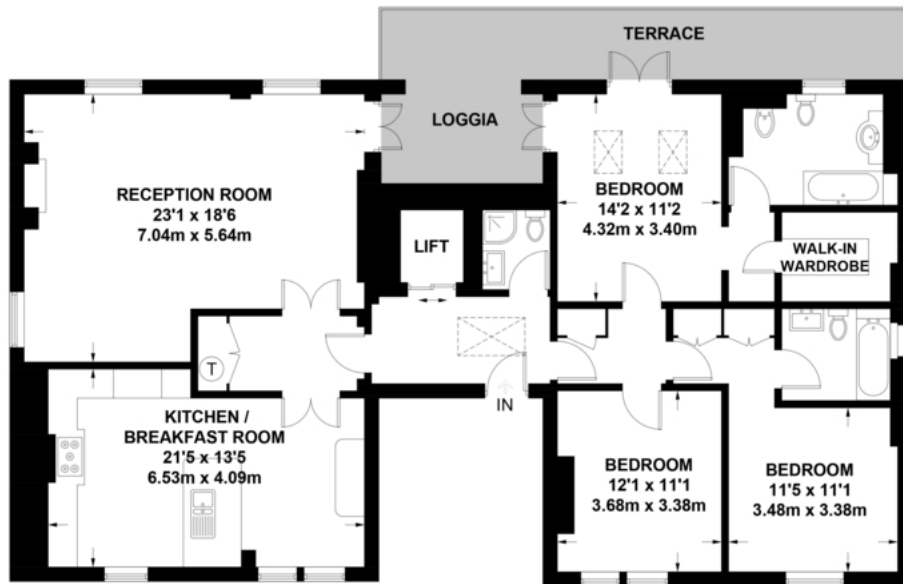
Description

As featured in 'Striking Penthouses', in THE WEEK magazine, this elegant penthouse apartment is accessed via a grand pillared porch which leads to a communal entrance hall leading to all apartments. Number 14 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 cupboards ideal for storage. The generously proportioned triple aspect reception room features a modern fireplace and French doors which open directly into the loggia, terrace and balcony where far reaching view can be enjoyed. The kitchen/breakfast room is also generously proportioned and is fitted with an abundance of wall and base units, granite worktops, integrated appliances and offers ample space for a dining area. The impressive master bedroom suite comprises a walk in wardrobe and recently refurbished en suite bathroom. Further access to the loggia, terrace and balcony is provided through 2 sets of French doors featuring wooden shutters. Bedroom 2 also benefits from a further en suite and built in cupboards and bedroom 3 is served by a shower room. Externally the development is accessed through private electric gates, with video entry system and provides 2 allocated underground parking spaces, private secure storage and over ground parking for visitors. Communal gardens can be found to the rear.



High Street, Esher

Approximate Gross Internal Area = 151.8 sq m / 1634 sq ft
(Including Lift)



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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	