



A STUNNING APARTMENT IN PRIVATE GATED DEVELOPMENT

4 HILL HOUSE, PORTSMOUTH ROAD, ESHER KT10 9LN



LUXURY PRIVATE GATED DEVELOPMENT

4 HILL HOUSE PORTSMOUTH ROAD, ESHER KT10 9LN

Entrance hallway ♦ Open plan kitchen/
dining/living ♦ bedroom ♦ bathroom ♦
guest cloakroom ♦ communal gardens ♦
allocated parking ♦ EPC rating = B

Situation

Hill House is a grand building comprising of 10 apartments on four floors. Built to an exacting specification by the renowned developer Royalton, this grand development is set in secure, gated and private grounds and is located adjacent to Moore Place Golf Course and less than a mile away from the beautiful National Trust Claremont Landscaped Gardens. Esher High Street is about half a mile away with its bars, restaurants, shops and boutiques, Everyman Cinema and Waitrose supermarket. Esher train station is about 1.3 miles and provides regular and direct trains into London Waterloo in around 23 minutes.

Description

4 Hill House is a ground floor apartment which has been finished and equipped to the highest specification featuring under floor heating



throughout as well as a heat recovery and fresh air ventilation system. You are welcomed into the entrance hallway with luxury tiled flooring and feature wall lights. The open plan kitchen/dining/living room is an impressive space. The kitchen is fitted with Neff integrated appliances and offers a range of stylish wall and base mounted cabinetry and breakfast bar. The living/dining space enjoys fantastic views over the gardens through sash windows and French doors opening out to a Juliette balcony. The master bedroom also enjoys these views through French doors with Juliette balcony and further benefits from a dressing area with fitted wardrobes and an en suite wet room. Further accommodation includes a stylish guest cloakroom located off the hallway. Externally there are beautiful and mature landscaped communal gardens to the rear and allocated parking provided at the front of the building. The apartments are accessed via a video door entry system linked to the front gates. Each apartment has its own storage locker facility and there is also a secure bike shed provided within the grounds.



Tenure:
Leasehold

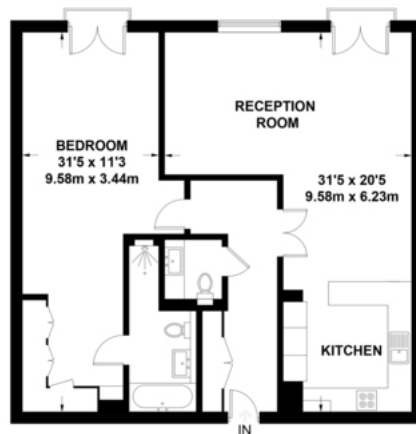
Local Authority:
Elmbridge Borough Council

Viewing:
Strictly by appointment with Savills



Portsmouth Road

Approximate Gross Internal Area
95.1 sq m / 1024 sq ft



Ground Floor

Exposure House © 2016 (ID287888)
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.

Savills Esher
esher@savills.com
01372 461900

savills.co.uk

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, photographs 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. Purchasers must satisfy themselves by inspection or otherwise. 61020101 : 98297

