



STYLISH AND WELL PRESENTED GROUND FLOOR APARTMENT

FLAT 3, HILL HOUSE, PORTSMOUTH ROAD, ESHER KT10 9LN



SET IN BEAUTIFUL AND WELL KEPT GROUNDS

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Open plan kitchen/living/dining room ♦ 2 bedrooms ♦ 2 bathrooms ♦ Allocated parking ♦ Storage locker ♦ Communal grounds ♦ EPC rating = B

Situation

Hill House is a stunning building comprising of 9 apartments spanning 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

Accessed via a secure entry phone system, flat 3 is located on the ground floor level of this beautiful building. Built to a high specification the apartment features luxury fixtures and fittings



including under floor heating throughout, built in Sonos sound system and a heat recovery and fresh air ventilation system. The entrance hallway is laid with attractive tiled flooring and leads through to the impressive open plan kitchen/dining/living room. The kitchen is fitted with a range of Neff integrated appliances, induction hob and stylish contemporary wall and base mounted cabinetry and breakfast island. The living/dining space is dual aspect and boasts 2 sets of French doors, 1 of which opens out to a balcony area where fantastic views of the grounds can be enjoyed. A large bespoke bookcase and feature fireplace with marble surround can also be found in the living area. The generous master bedroom benefits from a dressing area with fitted wardrobes and an en suite bathroom and also enjoys views of the well kept grounds. A guest bedroom, currently configured as an office, is adjacent and features built in wardrobes. A separate bathroom and storage cupboard completes the accommodation.

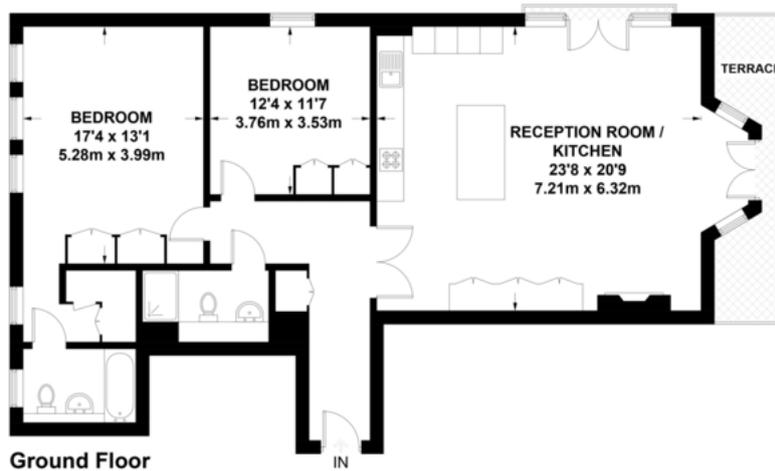
Externally there are beautiful and mature landscaped communal gardens to the rear and allocated parking provided at the front of the building. Each apartment has its own storage locker facility and there is also a secure bike shed provided within the grounds.

Tenure:
Leasehold



Portsmouth Road, Esher

Approximate Gross Internal Area = 111.3 sq m / 1198 sq ft



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