



## STYLISH AND WELL PRESENTED GROUND FLOOR APARTMENT

---

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



## SET IN BEAUTIFUL AND WELL KEPT GROUNDS

---

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

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.

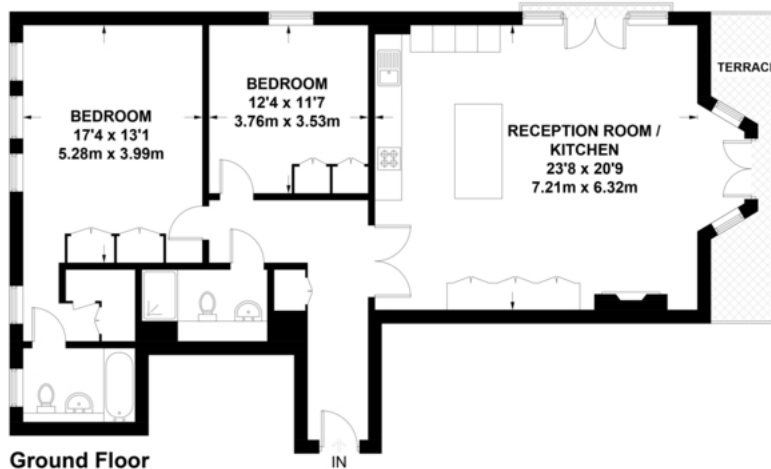
**Tenure:**

Leasehold



## Portsmouth Road, Esher

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



Ground Floor

Exposure House © 2018 (ID468138)  
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. 81028071 Job ID: 122549 User initials: sc

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	