



LUXURY PENTHOUSE OPPOSITE SANDOWN PARK RACECOURSE

6 ESHER HEIGHTS, PORTSMOUTH ROAD, ESHER KT10 9FE

Leasehold



CONVENIENT LOCATION

6 ESHER HEIGHTS,
PORTSMOUTH ROAD
ESHER KT10 9FE

Open plan kitchen/dining/reception room ♦
3 bedrooms ♦ 2 bathrooms (1 en suite) ♦
Private terrace ♦ Communal gardens ♦
Private parking ♦ EPC rating = C

Situation

Esher Heights is a contemporary, gated development of just six exclusive apartments, all benefitting from allocated parking. Esher Heights is situated in an enviable position opposite Sandown Park Racecourse and just over half a mile from Esher Station and High Street. Esher has a wide selection of designer boutiques, shops, cafes, bars and restaurants, a Waitrose supermarket and a cinema. An excellent commuter location, Esher's mainline station provides a fast and regular service to London Waterloo and the A3 is a short drive away giving access to Central London, the M25, Heathrow and Gatwick airports. The area is well served by a number of parks and woodland walks including Esher Common and Bushy Park. There is also a fantastic choice of both public and private golf courses and a good selection of private gyms, health centres and leisure facilities.



Description

Winner of the UK Property Awards 2013 - 2014 for the Best Surrey Apartment. This fully air conditioned apartment offers a classic yet contemporary finish including oversized Ebony doors, full height windows, and smoked oak flooring throughout. The bespoke Italian kitchen boasts a range of integrated appliances whilst the sumptuous bathrooms are finished with bespoke floating cabinetry and porcelain tiling. The integrated Crestron Home Automation system (via iPad) provides full control of mood lighting, multi-room audio, under floor heating and CCTV. You are welcomed in to the spacious entrance hall which leads to the spacious open plan kitchen/reception/dining room which enjoys wonderful views over the racecourse and doors opening to a private terrace. The master bedroom benefits from a range of built in cupboards and an en suite shower room. There is a further double bedroom with built in cupboards and a smaller bedroom/study. A separate bathroom serves these rooms. Externally the gardens are beautifully manicured with mature planting and a stylish water feature. There are also 2 allocated parking spaces, a storage pod and a sheltered bike store.

Please note that these photographs are older than six months.

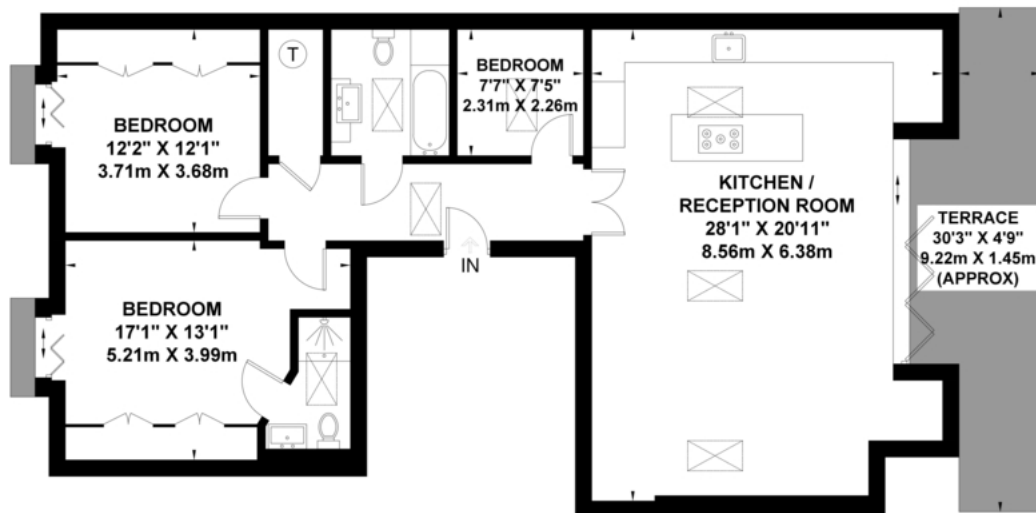
Viewing:

Strictly by appointment with Savills



Portsmouth Road, Esher

Approximate Gross Internal Area = 107.1 sq m / 1153 sq ft



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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.

Savills Esher
esher@savills.com
01372 461900

savills.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	81
(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	