



# APARTMENT IN GATED DEVELOPMENT

**Flat 4, Sandown House, 1 High Street, Esher KT10 9SL**

Share of freehold

**savills**

Reception room • Kitchen/dining room • 2 bedrooms • 2 bathrooms • Communal gardens • Secure parking

### Local information

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, 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. The area also benefits from an excellent range of both state and independent schools.

### About this property

This elegant apartment is accessed via a grand pillared porch and number 4 can be accessed via both a staircase and a lift. The entrance hall is bright and spacious and benefits from useful storage

cupboards. The generously proportioned reception room features high ceilings and a fireplace. The modern and stylish kitchen has a range of wall and base units, integrated Gaggenau appliances, granite worktops and garden views. A well-proportioned master bedroom with fitted wardrobes also benefits from a large en suite bathroom. The generous second bedroom benefits from built in wardrobes and a separate shower room. Externally the development is accessed through private electric gates, with video entry system, and provides 2 allocated underground parking spaces, private storage unit and over ground parking for visitors. Communal gardens can be found to the rear.





Flat 4, Sandown House, 1 High Street, Esher KT10 9SL



savills

savills.co.uk

Savills Esher

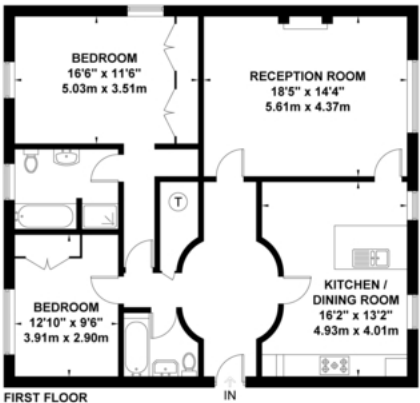
01372 461900

esher@savills.com



### High Street, Esher

Approximate Gross Internal Area = 106.9 sq m / 1150 sq ft  
Outbuilding = 3.1 sq m / 33 sq ft  
Total = 110 sq m / 1183 sq ft



Exposure House © 2019  
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 distribution 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**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. 91026082 Job ID: 133614 User initials: sc

