



Apartment in the heart of Esher

20 Sandown House, 1 High Street, Esher, KT10 9SL

Share of Freehold



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

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.

About this property

This elegant apartment is accessed via a grand pillared entrance porch where you will find apartment 20 on the ground floor. You are welcomed in to the entrance hall which has a useful storage cupboard and a cloakroom. The expansive

reception/dining room has large windows, wonderful wood panelling, high ceilings with ornate coving and a feature fireplace. The kitchen/breakfast room provides a range of units, integrated appliances and also benefits from large windows which flood this room with natural light. A well-proportioned master bedroom has a range of built in cupboards and an en suite bathroom. The second bedroom is positioned on a mezzanine level and also benefits from an en suite shower room and built in storage. Externally the development is accessed through private electric gates with entry phone system and there are 2 allocated underground parking spaces. There is also parking for visitors and communal gardens.





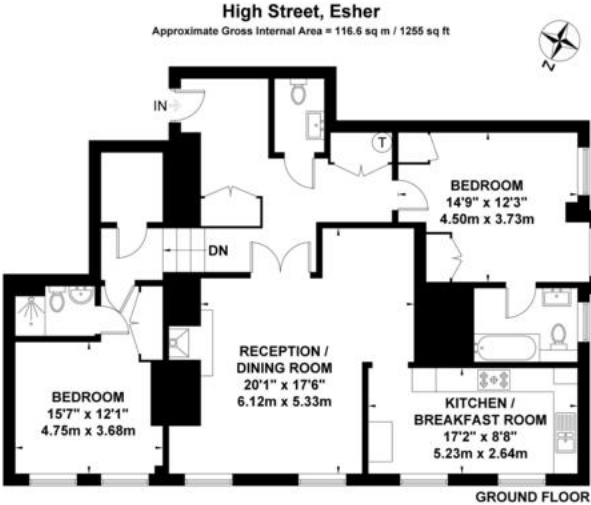
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	83
England, Scotland & Wales		EU Directive 2002/91/EC

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