



## WELL PRESENTED APARTMENT IN THE HEART OF ESHER

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10 WAYNFLETE HOUSE, 76 HIGH STREET, ESHER KT10 9QS



## PRIVATE GATED PARKING

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Open plan reception room ♦ Kitchen ♦  
Double bedroom ♦ Bathroom ♦ Private  
gated parking ♦ Lift access ♦ EPC rating  
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#### **Situation**

This first floor apartment is located in the heart of Esher High Street with its array of shops, boutiques, bars and restaurants, Everyman cinema and Waitrose supermarket.

Esher train station is situated less than a mile away and provides regular and direct trains into London Waterloo from 23 minutes.

The nearby A3 provides direct road access to central London and the Surrey countryside whilst London Heathrow and Gatwick airports are 11 miles and 24 miles respectively. Esher is a great choice for those in search of nature, space and quality of life.

The surrounding woods and commons are ideal for exploring the vast range of sports clubs and leisure venues, including Esher Cricket Club and Sandown Park racecourse.



**Description**

This one bedroom top floor apartment is presented in excellent condition throughout and offers a spacious semi open plan living room with large windows which allows natural light to flood in. The modern kitchen has a range of wall and base units with integrated appliances.

The double bedroom benefits from built in cupboards with a modern bathroom completing the accommodation.

There is lift access as well as a secure audio door entry system.

Externally there is secure private gated parking.

**Tenure:**

Leasehold

**Local Authority:**

Elmbridge Borough Council

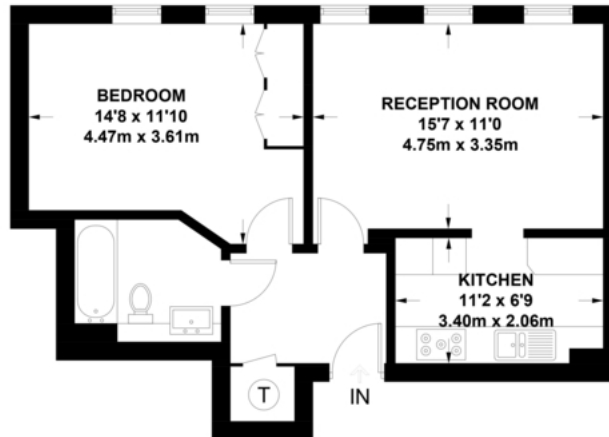
**Viewing:**

Strictly by appointment with Savills



## High Street, Esher

Approximate Gross Internal Area = 50.5 sq m / 543 sq ft



## Second Floor

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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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	73
(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	