



# Beautifully presented split level maisonette

**Flat 1 Motcombe, 62 Palace Road, East Molesey, Surrey KT8 9DW**

Leaseholders collectively own the Freehold





Reception room • Kitchen/ Dining area • 3 bedrooms •  
2 bathrooms • Utility • Terrace • Private parking

### Local information

Palace Road is a prestigious tree lined road close to Hampton Court Palace and one of the most sought after roads in East Molesey. The property is located just 0.4 mile from Hampton Court Station which provides regular and direct trains into London Waterloo in around 35 minutes. Bridge Road (also known locally as Hampton Court Village) is just a few minutes away and offers a wide selection of restaurants, bars, boutiques and shops with more extensive shopping accessible in nearby Walton Road or Kingston-upon-Thames. Both Molesey Boat Club and East Molesey Cricket Club are less than half a mile away and are used extensively by families living in East Molesey.

### About this property

This immaculately presented split level maisonette offers extremely spacious and well planned accommodation, and a remarkable amount of lateral space, all within close proximity of local shops and the river. Part of a development of 11 apartments, this maisonette benefits from its own separate entrance and a private terrace with steps leading down to communal gardens. The property will benefit from some updating allowing prospective buyers to modernise to their own taste. Each room is light and bright with ample storage throughout.

On the ground floor you are welcomed in to the spacious reception hallway where there is a useful storage/cloaks

cupboard. Through a quintessential archway, the extensive and bright reception room can be accessed, which boasts a generous shelving, ideal for book collection. Sliding doors provide a wonderful view of the communal grounds. The kitchen offers a range of wall and base units with integrated appliances and induction hob along with a charming dining area.

On the first floor the principal bedroom has a built in wardrobe with mirrored doors, a large dressing table unit and an en suite shower. Bedrooms 2 and 3 are well proportioned and offer good storage. Both bedrooms are serviced by a bathroom.

Externally to the rear the mature south facing communal gardens enjoy a number of trees and shrubs which provide a good deal of privacy. The property benefits from an allocated parking space in the underground garage. There is also ample private parking for visitors.

### Tenure

Leaseholders collectively own the Freehold

### Local Authority

Elmbridge

### Viewing

Strictly by appointment with Savills







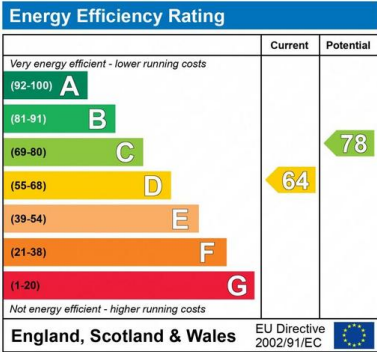
Palace Road, East Molesey

Approximate Gross Internal Area = 109.4 sq m / 1176 sq ft



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