



# BEAUTIFUL PERIOD CONVERSION APARTMENT

**Flat 1, 37 Arnison Road, East Molesey KT8 9JP**

Share of freehold

**savills**

Reception room • Kitchen • Utility room • Conservatory  
• 2 bedrooms • 2 bathrooms • Basement • Private garden

### Local information

Arnison Road is one of East Molesey's finest roads situated in the highly sought after Kent Town conservation area which is rich in history and close to Hampton Court Palace.

The Bridge Road area of East Molesey (also known locally as Hampton Court Village) lies just around the corner and is a traditional style British village with a range of independent shops, boutiques, bars and restaurants.

Transport links in the area are excellent. The M4, M3 and M25 motorways are within easy driving distance and central London itself is just 12.5 miles away. A regular rail service to London Waterloo operates from Hampton Court Station which is just 0.4 miles away.

### About this property

This glorious apartment forms the whole ground floor and basement of this grand property.

The elegant reception room is both bright and generous with many original features, including a fireplace, cornicing and large sash windows.

The expansive kitchen provides ample wall and base units, integrated appliances, granite worktops. A large conservatory

enjoys garden views with doors providing access to the terrace.

The lower ground floor comprises a utility area and 2 separate rooms used by the previous owner as a playroom and an office, but are versatile.

The master bedroom has built in storage and an en suite bathroom with a free standing claw and ball bath. Bedroom 2 enjoys dual aspect with large feature windows with a shower room adjacent.

The property has a delightful private rear garden which is mainly laid to lawn with a terraced area. There is also allocated off-street parking.

### Tenure

Share of freehold

### Local Authority

Elmbridge Borough Council

EPC rating = F

### Viewing

Strictly by appointment with Savills or their joint agents.






Arnison Road, East Molesey

Approximate Gross Internal Area = 160.4 sq m / 1726 sq ft



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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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	37
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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