



First floor period apartment

Apartment 4, 64 Palace Road, East Molesey, Surrey KT8 9DW

Leasehold



Reception room • 2 bedrooms • Kitchen • Family bathroom • Communal gardens • Off-street parking

Local information

Palace Road is a prestigious tree lined road, close to Hampton Court Palace, and is one of the most sought after roads in East Molesey. The property is located just 0.5 miles from Hampton Court Station which provides regular and direct trains into London Waterloo in around 33 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 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. Bushy Park and riverside walks are also close by.

The M4, M3 and M25 motorways are within easy driving distance and offer excellent road links to Heathrow and Gatwick airports, with central London itself just 14.5 miles away.

The Elmbridge borough has an excellent selection of both state and independent school.

About this property

This is a charming conversion apartment in an elegant period property which is bursting with character throughout including high ceilings, ceiling roses, ornate coving, cornicing and beautiful large sash windows. You are welcomed into the communal

entrance via a front portico with impressive double doors, in keeping with the grandeur of the building. The sweeping staircase leads to the first floor where you will find No. 4.

The stylishly presented accommodation includes a generous reception room with fantastic views over the grounds, there is a wonderful wooden floor and feature fireplace. The kitchen has a range of units and views to the front. The sizable principal bedroom boasts a stunning window which floods the room with an abundance of natural light. There is a further bedroom and bathroom completing the accommodation.

Externally to the rear there are mature communal grounds with a pretty pond. The gardens are well-screened by large trees and shrubs which provide a good level of seclusion. To the front there is off-street parking on the gravel driveway.

Tenure

Leasehold

Local Authority

Elmbridge Borough Council

EPC rating = F

Viewing

Strictly by appointment with Savills

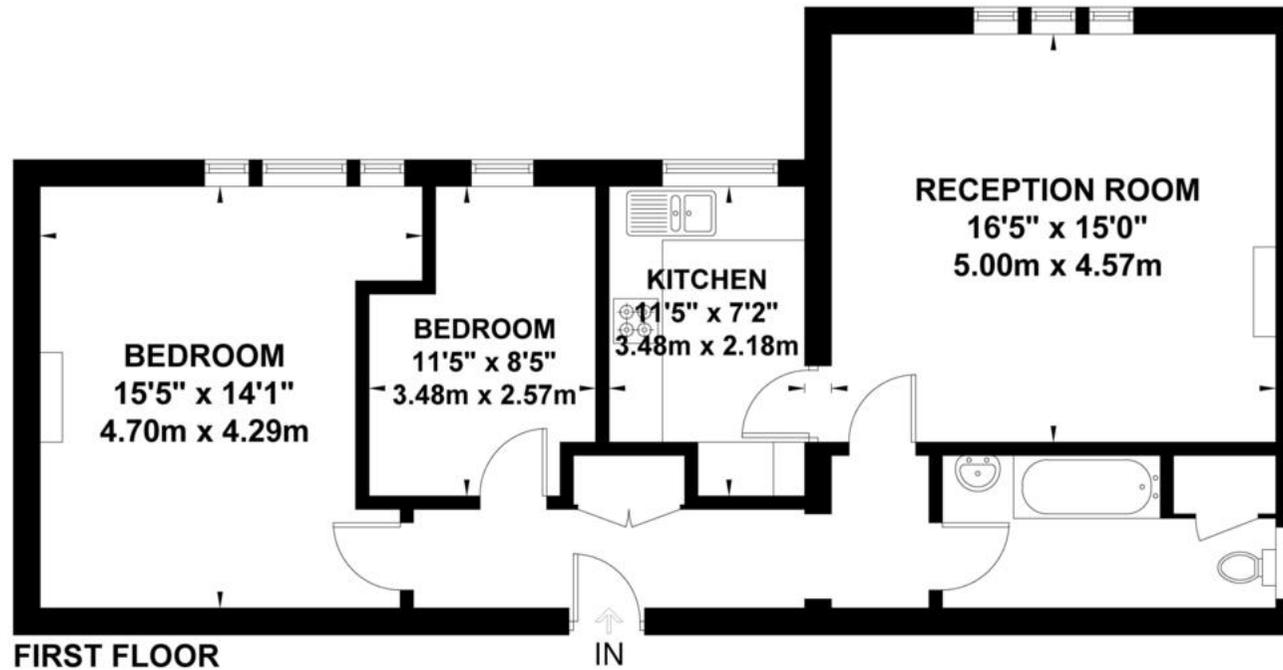






Palace Road, East Molesey

Approximate Gross Internal Area = 73.8 sq m / 794 sq ft



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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			63
(39-54) E			
(21-38) F		35	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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