



Stylish and well-presented ground floor apartment

Flat 3, Hill House, Portsmouth Road, Park Road, East Molesey KT10 9LN

Leasehold



Reception room • Kitchen/ Dining room • 2 bedrooms •
2 bathrooms • Communal gardens • Residents parking

Local information

Hill House is a stunning building comprising of 9 apartments spanning four floors. Built to an exacting specification by the renowned developer Royalton, this grand development is set in secure, gated and private grounds and is located less than a mile away from the beautiful National Trust Claremont Landscaped Gardens.

Esher High Street is 0.25 miles away with its bars, restaurants, shops and boutiques, Everyman Cinema and Waitrose supermarket. Esher train station is about 1.3 miles and provides regular and direct trains into London Waterloo in around 23 minutes.

About this property

Accessed via a secure entry phone system, flat 3 is located on the ground floor level of this beautiful building. Built to a high specification the apartment features luxury fixtures and fittings including under floor heating throughout, integrated speaker system and a heat recovery and fresh air ventilation system.

The entrance hallway is laid with attractive tiled flooring and leads through to the impressive open plan kitchen/dining/living room. The kitchen is fitted with a range of Neff integrated appliances, induction hob and stylish contemporary wall and base mounted cabinetry and breakfast island. The living/dining space is dual aspect and boasts 2 sets of

French doors, 1 of which opens out to a balcony area where fantastic views of the grounds can be enjoyed. A large bespoke bookcase and feature fireplace with marble surround can also be found in the living area.

The generous principal bedroom benefits from fitted wardrobes, a separate dressing area and luxurious en suite bathroom. A guest bedroom, currently configured as an office, is adjacent and features built in wardrobes. A separate bathroom and useful cloaks cupboard off the hallway complete the accommodation.

Externally there are beautiful and mature landscaped communal gardens to the rear. The apartment benefits from an allocated parking space and there are additional spaces for visitors at the front of the building. Each apartment has its own storage locker facility and there is also a secure bike shed provided within the grounds.

Tenure

Leasehold

Local Authority

Elmbridge Borough Council

Viewing

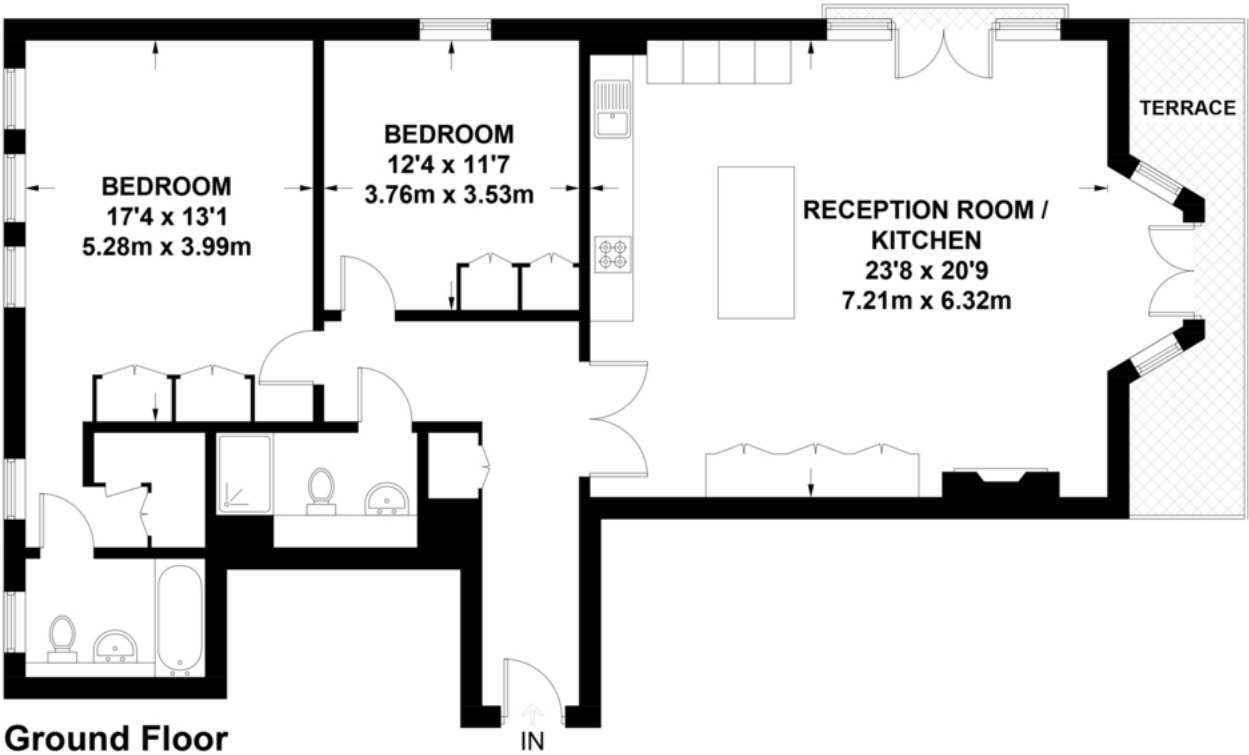
Strictly by appointment with Savills





Portsmouth Road, Esher


Approximate Gross Internal Area = 111.3 sq m / 1198 sq ft



Ground Floor

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

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