



# Contemporary one bedroom 'loft-style' apartment

Flat 9, 3 King Georges Walk, Esher, Surrey KT10 9FJ

Leasehold





Reception room • Open-plan kitchen/dining area •  
Bedroom • Bathroom • Mezzanine

#### Local information

A modern development located on Esher High Street, within walking distance of the local amenities including shops, restaurants and the cinema.

Esher station is located 0.8 miles from the property and has a regular train service into London Waterloo from 23 minutes.

#### About this property

A fantastic opportunity to purchase a beautifully presented one-bedroom apartment, in the centre of Esher high street.

The property, which has a unique and contemporary layout, is ideal for those wanting high-end living in an ultra- convenient location.

The accommodation features a bespoke Italian fitted kitchen, open-plan living/dining area and far reaching views across Esher. The bedroom; located on the mezzanine floor, is cosy, yet brilliantly thought out and also features an unexpected fitted bespoke wardrobe. Further features include an immaculate bathroom (with natural light and additional storage).

The purpose built block also offers a videophone entry system and is close to nearby carparks, where permits can be obtained at an additional cost.

#### Tenure

Leasehold

#### Local Authority

Elmbridge Borough Council

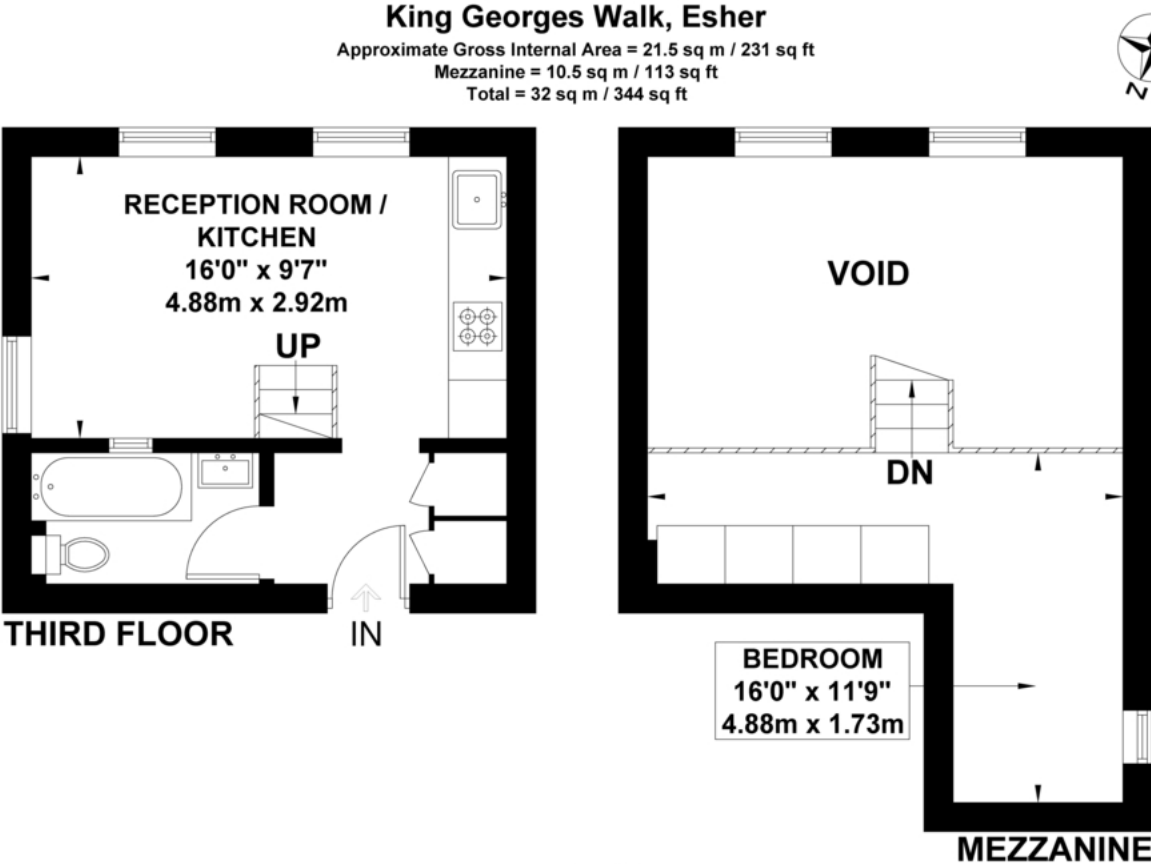
EPC rating = C

#### Viewing


Strictly by appointment with Savills







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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>	76	76
(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	

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