



## A stunning apartment in private gated development

**Flat 4, Hill House, Portsmouth Road, Esher, Surrey KT10 9LN**

Leasehold





Reception room • Open plan kitchen/dining/living • Principal bedroom • En suite bathroom • Guest cloakroom • Juliette balcony • Landscaped communal gardens • Allocated parking

#### Local information

Hill House is a truly impressive building comprising of 9 apartments over 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 about about 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

4 Hill House is a ground floor apartment which has been finished and equipped to the highest specification featuring under floor heating throughout as well as a heat recovery and fresh air ventilation system. You are welcomed into the entrance hallway with luxury tiled flooring and feature wall lights. The open plan kitchen/dining/living room is an impressive space. The kitchen is fitted with Neff integrated appliances and offers a range of stylish wall and base mounted cabinetry and a breakfast bar. The living/dining space enjoys fantastic views over the gardens through sash windows and French doors opening out to a Juliette balcony.

The principal bedroom also enjoys these views through French doors with Juliette balcony and further benefits from a dressing area with fitted wardrobes and an en suite wet room. Further accommodation includes a stylish guest cloakroom located off the hallway.

Externally there are beautiful and mature landscaped communal gardens to the rear and allocated parking provided at the front of the building. The apartments are accessed via a video door entry system linked to the front gates. Each apartment has its own storage locker facility and there is also a secure bike shed provided within the grounds.

Please note that the photos featured were taken in October 2016.

#### Tenure

Leasehold

#### Local Authority

Elmbridge Borough Council

EPC rating = C

#### Viewing

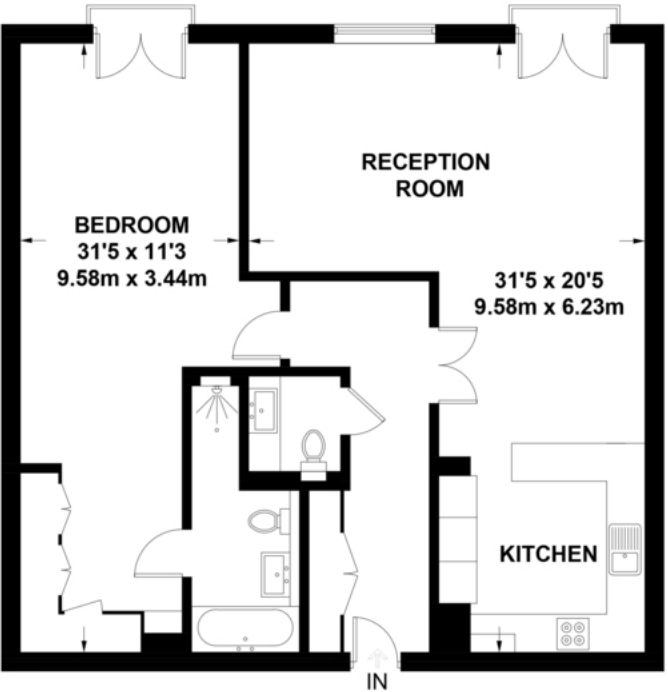
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## Portsmouth Road


Approximate Gross Internal Area  
95.1 sq m / 1024 sq ft



### Ground Floor

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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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