



## Beautifully presented period conversion apartment

**Flat 3 Sandgate, Portsmouth Road, Esher, Surrey KT10 9JF**

£599,950 Share of freehold





Reception room • Kitchen/breakfast room • 2 bedrooms  
• Dressing room/study • Bathroom • Garage •  
Communal gardens

#### Local information

A stunning period building, Sandgate is located less than a mile from the West End village area of Esher. This area benefits from the best of both worlds, being close to both West End Park and Garsons Farm, it has country living on its doorstep, but with Esher, Claygate and Hersham train stations all under 2 miles away (providing regular and direct trains into London Waterloo from 23, 26 and 31 minutes respectively), you have the city close at hand. Esher itself has a good selection of restaurant, bars and boutique shops, as well as a Waitrose supermarket and Everyman cinema.

The Elmbridge Borough is known for its outstanding selection of schools both in the private and state sector.

Esher Commons are nearby and cover 360 hectares of ponds, heath and woodland. They provide a superb area for walking, horse riding, jogging, dog walking and other outdoor recreational activities. There is also Claremont Landscape Garden which is a beautiful National Trust Grade I listed park and gardens.

Please note all times and distances are approximate

#### About this property

Recently redecorated throughout with new wooden flooring, this charming period building opens

into an impressive communal entrance featuring a sweeping staircase accessing all floors.

Number 3 is a delightful apartment located on the first floor and offers bright and spacious accommodation throughout. With delightful period features such as stunning high ceilings, sash windows and detailed cornicing it is beautifully presented throughout. The large double aspect living room is filled with natural light and features an attractive fireplace. The kitchen is also a good size having ample space for a dining table. There is a range of wall and base mounted cabinetry providing storage as well as a useful utility room.

The apartment has 2 bedrooms with the principal benefiting from a dressing room/study and a family bathroom is located off the hallway and features under floor heating and a modern bathroom suite including a free standing bath and a large walk in shower.

Externally landscaped communal gardens wrap around the building and parking is available. This apartment also benefits from its own garage.

#### Tenure

Share of freehold

#### Local Authority

Elmbridge Borough Council

#### Council Tax

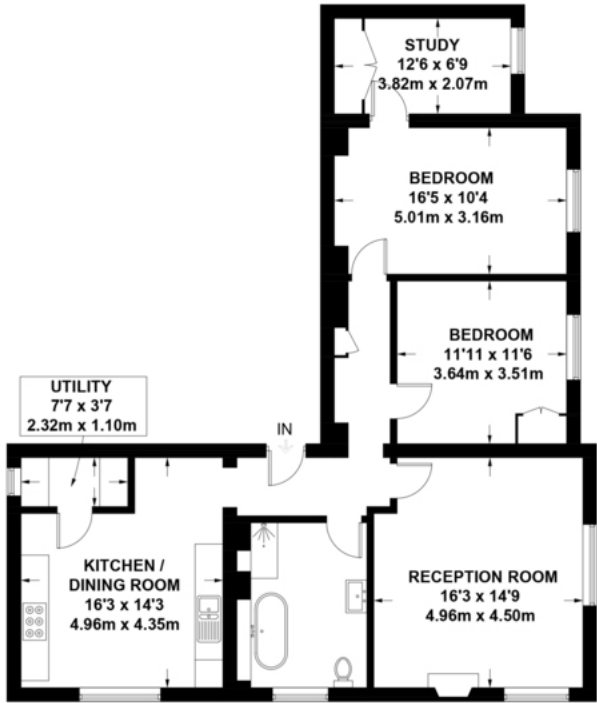
Band = C





Portsmouth Road, Esher


Approximate Gross Internal Area = 104.6 sq m / 1125 sq ft



First Floor

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(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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