



## Luxurious apartment set in prestigious private road

**Apartment 5, Amelie Place, 22 Esher Park Avenue, Esher, Surrey KT10 9NX**

Share of freehold



Reception room • Kitchen/ breakfast room • 2/3 bedrooms • 2 bathrooms • Study/ bedroom 3 • Utility and guest cloakroom • Private balcony • Communal gardens

#### Local information

This stunning penthouse apartment is situated on one of Esher's premier private roads in a secluded gated development with substantial grounds. It is enviably located within just a few hundred yards of Esher High Street where you will find an array of shops, bars, restaurants, boutiques, an Everyman cinema and a Waitrose supermarket.

Both Esher and Claygate mainline railway stations are approximately 1 mile away providing regular and direct trains to London Waterloo from 23 and 29 minutes respectively. The A3 is close by giving access to central London, the M25 and Heathrow and Gatwick Airports.

The Elmbridge Borough has an excellent range of both state and private schools, including Esher Church School, Hinchley Wood School, The ACS Cobham International School, Milbourne Lodge and Claremont Fan Court School.

#### About this property

You are welcomed into the spacious entrance hall of this immaculate and stylish apartment where you will find a guest cloakroom and ample storage. The impressive open plan reception room boasts a private balcony with terrace which is a lovely spot to sit and enjoy the view over the communal gardens. The kitchen/ breakfast room is open plan to the living area and has a range of modern wall and base units from Wooden Heart of Weybridge,

integrated Miele appliances and stone worktops. The apartment benefits from a useful separate utility room which is located off the hallway. Adjacent is the study which could also be used as a guest bedroom. The principal bedroom has a dressing area with a range of built in cupboards and an impressive contemporary en suite bathroom with a large walk in shower. Bedroom two also benefits from a range of built in cupboards and has an en suite shower room.

The specification is state of the art throughout with high-end fixtures and fittings including Villeroy & Boch sanitaryware and Hansgrohe raindance showers.

Externally there are landscaped walled communal gardens, secure underground allocated parking and guest parking.

#### Tenure

Share of freehold

#### Local Authority

Elmbridge Borough Council

EPC rating = B

#### Viewing

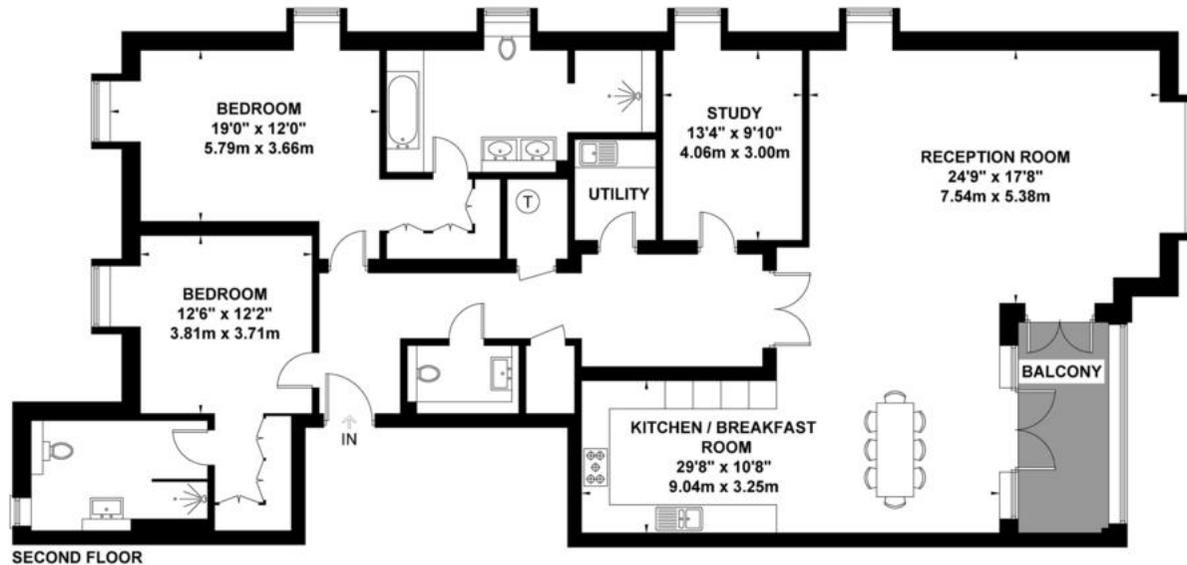
Strictly by appointment with Savills





### Esher Park Avenue, Esher

Approximate Gross Internal Area = 203.7 sq m / 2192 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(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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