



Prestigious development close to High Street

Flat 5, Rosemary Gate, Esher Park Avenue, Esher, KT10 9NZ

Share of freehold



Kitchen/reception room • 2 bedrooms • 2 bathrooms
(one en suite) • Communal gardens • Secure
underground parking • Exclusive gated development

Local information

Rosemary Gate is a private gated development on Esher Park Avenue, one of Esher's premier private roads. It is enviably located within just a few hundred yards of Esher High Street with its array of shops, boutiques, bars and restaurants, Everyman cinema and Waitrose supermarket.

Both Esher and Claygate mainline railway stations are about 1 mile away and offer regular and direct trains to London Waterloo from 23 and 31 minutes respectively.

The Elmbridge area is popular with families as there is an excellent selection of both state and independent schools in the local area.

About this property

This immaculate first floor flat boasts light and airy accommodation throughout. You are welcomed in to the entrance hall where you will find two useful storage cupboards and access to all rooms. The kitchen/reception room provides a range of units, integrated appliances and ample room for a dining table and the reception room area enjoys views over the gardens.

The principal bedroom benefits from built in storage and an en suite shower room. Bedroom two and an bathroom complete the accommodation.

The landscaped communal gardens provide a tranquil place

to enjoy the greenery and the property further benefits from secure underground parking.

Tenure

Share of freehold

Local Authority

Elmbridge Borough Council

Viewing

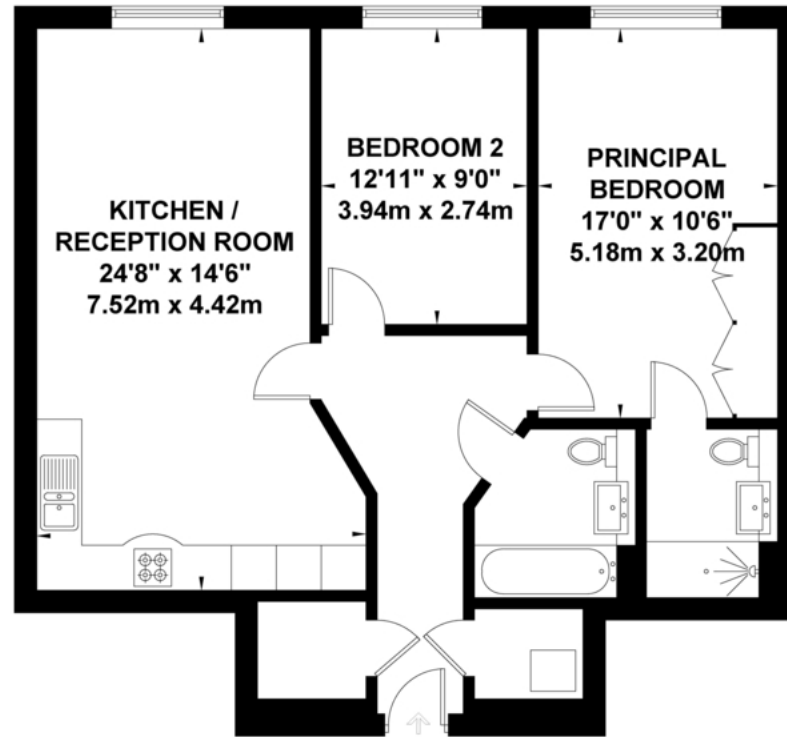
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Esher Park Avenue, Esher

Approximate Gross Internal Area = 81.7 sq m / 879 sq ft



FIRST FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		82	84
(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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