



Stunning apartment with roof terrace

Apartment 9, Albury Park Mansion, Albury Park, Guildford, Surrey, GU5 9BB

Share of Freehold





High specification finish • Formal drawing room • Principal bedroom suite • 2 additional bedrooms (both en suite) • Private roof terrace • Allocated parking and garage • Spectacular 5 acre communal grounds

Local information

Albury Park is an historic estate designed by Augustus Pugin for Henry Drummond in the 19th century. Set within the beautiful Surrey countryside it is possible to enjoy the best of both worlds, a delightful rural setting and accessibility to Guildford.

Close by are the charming villages of Albury and Shere, which also lie within the Surrey Hills Area of Outstanding Natural Beauty. St Martha's chapel on the hill, Blackheath, Silent Pool, Newlands Corner are other well known beauty spots, all within easy reach and the neighbouring countryside offers miles of wonderful walking, cycling and riding.

Guildford is just a short drive away, known for its cobbled High Street and excellent leisure and cultural facilities, including theatres, multiplex cinema and numerous restaurants. Guildford mainline station offers a regular service to London Waterloo, with trains approximately every 15 minutes and a journey time of around 35 minutes. Alternative train services are available from West Clandon station. Access to London is via the A3, which connects to the M25, the national motorways, Gatwick and Heathrow Airports and the south coast.

About this property

Apartment 9 is an exceptional first floor apartment within the magnificent and highly regarded

Albury Park Mansion. The property enjoys a fabulous parkland setting in the Surrey Hills Area of Outstanding Natural Beauty, yet occupying a convenient location with its excellent commuter links and proximity to Guildford.

Accommodation is well planned and has been presented to the highest of standards with ample space for entertaining or enjoying as a restorative retreat. The interiors are elegant and classic with contemporary styling.

The property comprises an imposing drawing room, contemporary kitchen with adjoining dining room, utility room, cloakroom, and a study.

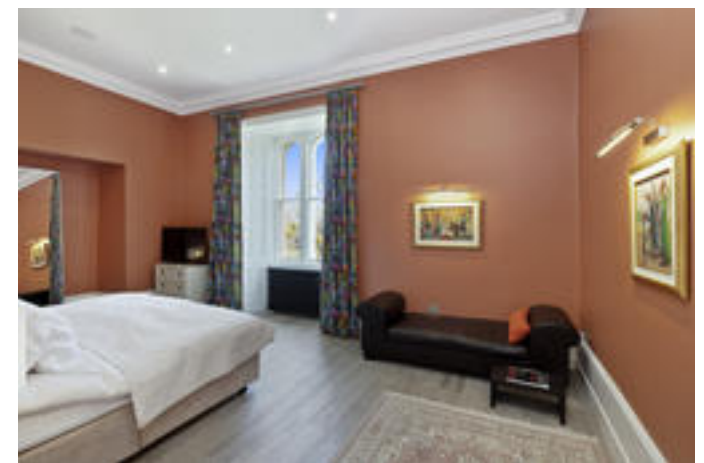
The luxurious principal bedroom suite has a dressing area and generous sized en suite with steam shower. There are two additional bedrooms, one with a Jacuzzi bath and a further guest bathroom.

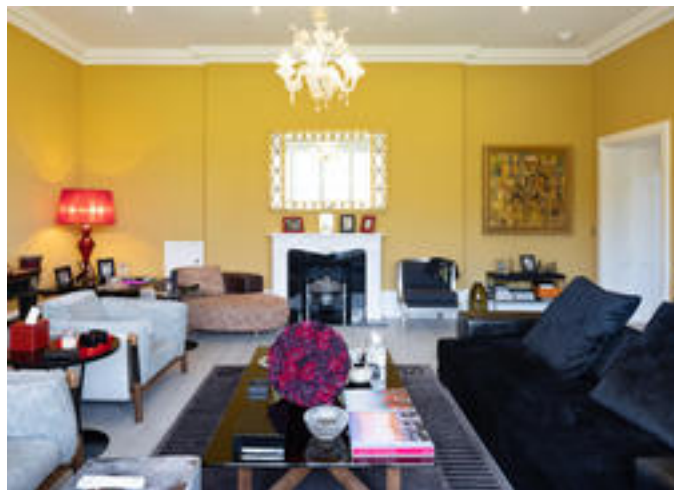
The apartment has direct access to a private and secluded roof terrace with its own bar/servery, the perfect spot to enjoy entertaining friends.

There are spectacular communal gardens grounds, amounting to about 5 acres, and there is designated parking and a garage in a nearby block.

Maintenance and service charges apply.







Apartment 9, Albury Park Mansion, Albury Park,
Guildford, Surrey, GU5 9BB
Gross internal area (approx) 3003 sq ft



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Albury Mansions

Gross internal area (approx.)
Total = 279 sq.m (3003 sq.ft)
(Excluding void)
For Identification Only. Not To Scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	80	83
	EU Directive 2002/91/EC	

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