



Esher

£600,000



# Esher

Offered to the market for the first time in over 30 years is this wonderful Edwardian three-bedroom flat set in a secure and gated development with off street parking and located only moments away from the local amenities of Esher High Street.

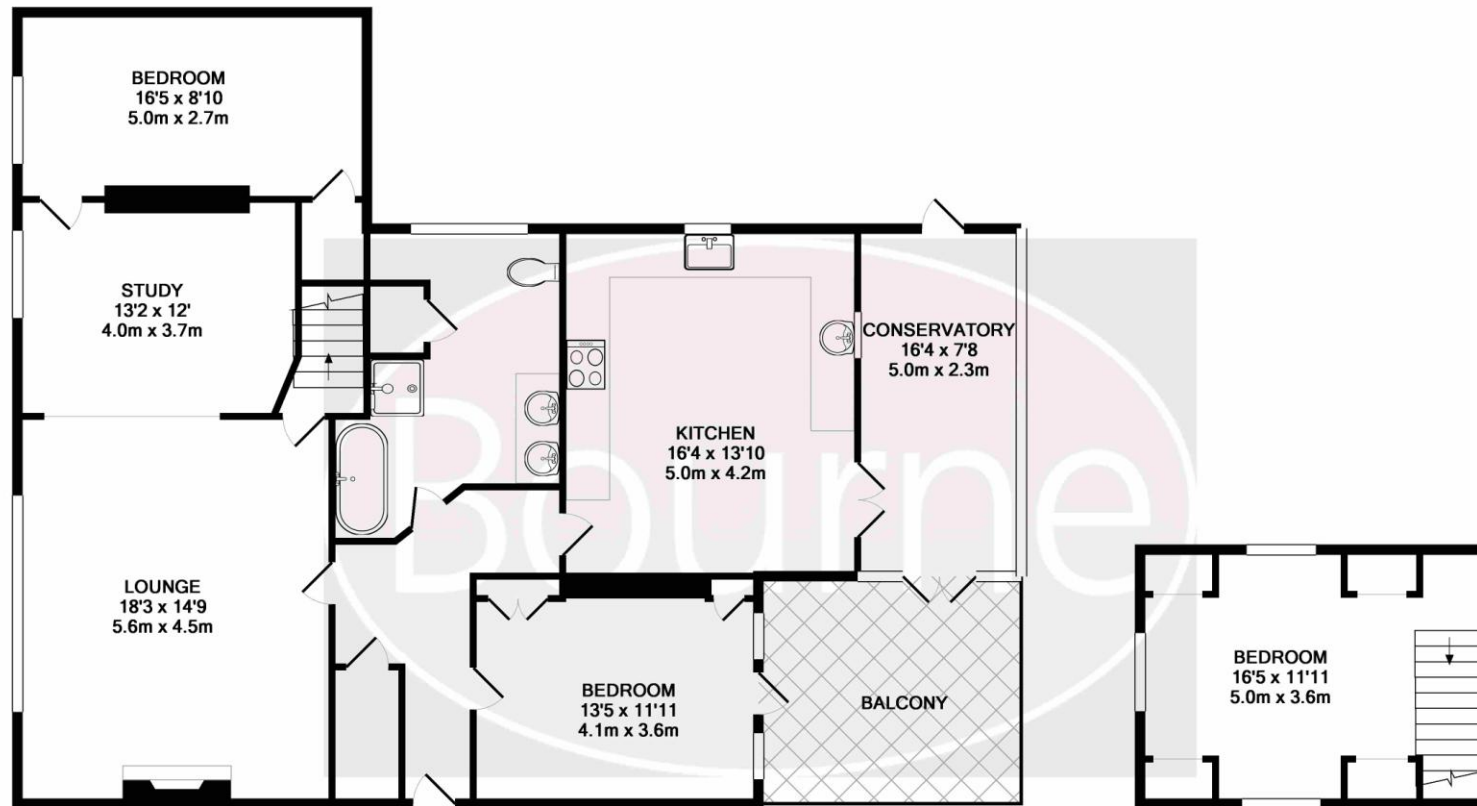
The property offers original features with a blend of character and is ideal for someone to make this flat their own. Consisting of three double bedrooms split over two floors, large living area, spacious kitchen with room to dine, separate study and a smart four-piece bathroom suite. Furthermore, the property has an extended conservatory leading to a private balcony.

A long lease will be offered on completion along with no forward chain and off-street parking for two cars.

- Split Level Flat
- Three Bedrooms
- Edwardian Conversion
- Parking for Two Cars
- No Forward Chain
- Approx 1500 sq ft
- EPC Rating - Awaited
- Council Tax Banding - C



# Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 1292 SQ.FT.  
(120.1 SQ.M.)

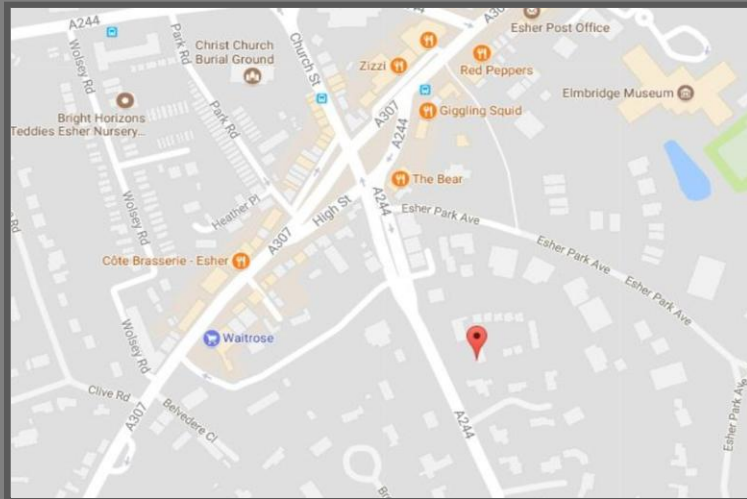
1ST FLOOR  
APPROX. FLOOR  
AREA 196 SQ.FT.  
(18.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1488 SQ.FT. (138.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Location

Turn left onto the high street and at the second set of traffic lights turn left at The Bear Public House. Continue down Claremont Lane and the property will be on your left-hand side.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.