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**REGENT GARDEN**

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RESTAURANT ☎ 020 8979 6002

Tel: 020 8979 3938

FULLY LICENSED

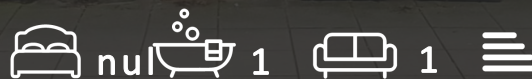
Tel: 020 8979 6002

AIR CONDITIONED

Walton Road

, East Molesey, KT8 0HR

By Auction **£130,000**



**MADISON BROOK**  
INTERNATIONAL



# Walton Road, East Molesey, KT8 0HR

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140,000

Situated on the first floor this studio apartment is located within a Victorian building on the High Street in the heart of East Molesey Village a short distance from Hampton Court.

The apartment is well looked after throughout and benefits from a a bright open plan studio space with plenty of storage.

Located moments away from Hampton Court, the river and a short walk to Hampton Court Station. Attractive to both investors and first time buyers with a lease length in excess of 175 years also benefiting from no onward chain.



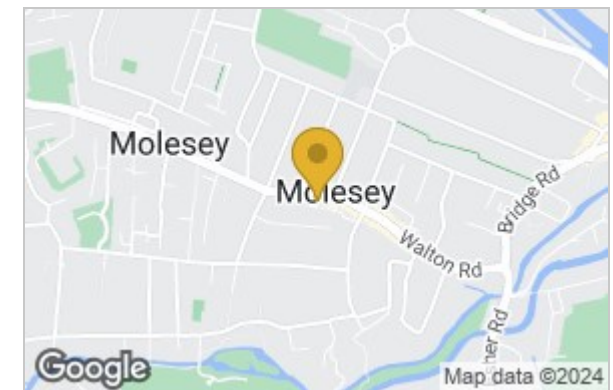
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## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	