



ALEXANDER RUMSEY
REAL ESTATE

Lavender Park Road, West Byfleet, KT14

Offers Over £350,000

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This stunning two-bedroom, two-bathroom penthouse apartment is spread across two floors and is ideally located in the heart of West Byfleet. With lift access and expansive living spaces, the apartment is designed for comfort and luxury, offering two private balconies that allow you to enjoy the outdoors in style. The property also benefits from private parking, adding a level of convenience to an already exceptional offering.

The interior of this home is finished to the highest standard, with a sleek, modern kitchen featuring a 5-ring gas hob, a Siemens oven with a warming drawer, and integrated appliances, including a fridge-freezer and dishwasher. A built-in wine cooler adds a touch of sophistication to the space, while premium Franke sinks and taps and solid composite worktop surfaces with an upstand bring both function and elegance to the heart of the home. The bathrooms are equally luxurious, featuring fully tiled Minoli ceramic surfaces, Hans Grohe fittings for both the shower and bath, and Caselli vanity units in the main bathroom. Engineered flooring flows seamlessly through the living spaces, creating a warm and inviting atmosphere.

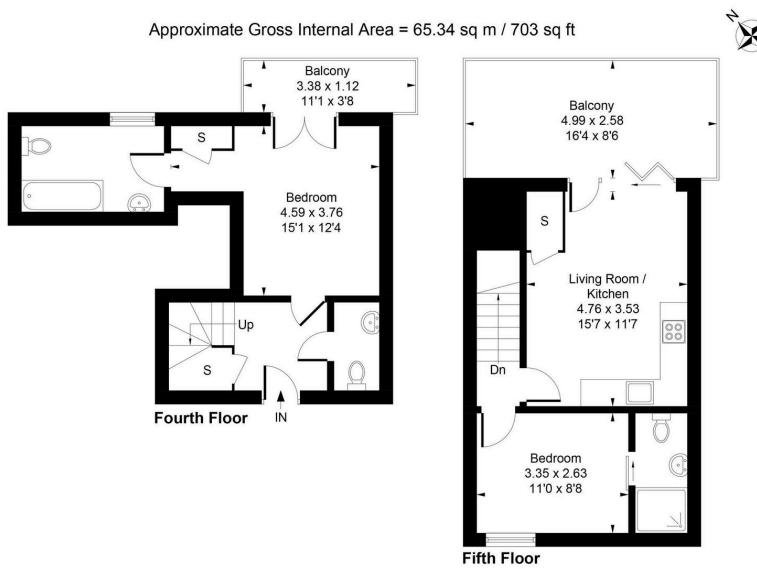
Recessed downlighters throughout the apartment add a modern touch, while a wet underfloor heating system ensures year-round comfort. For added security and convenience, the penthouse is equipped with a video entry phone system.

Located in the centre of West Byfleet village, this apartment is perfectly positioned to enjoy all the local amenities. The village offers a wide selection of charming restaurants, coffee shops, bars, and independent shops, as well as a large Waitrose supermarket. For those commuting to London, West Byfleet train station is just a short walk away, with a direct link to London Waterloo in as little as 33 minutes, making this an ideal choice for busy professionals.

This penthouse is the perfect combination of luxury living, sophisticated design, and unbeatable convenience.



Approximate Gross Internal Area = 65.34 sq m / 703 sq ft



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.

- Stunning Two Bedroom Penthouse In The Heart Of West Byfleet
- Two High Specification En-Suite Bathrooms
- Underfloor Heating
- Lift Access To All Floors
- Modern Open Plan Kitchen / Diner
- Two Double Bedrooms
- EPC B



Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		