



Roland Way, Worcester Park

The **PERSONAL** Agent



# Guide Price £479,950

## Leasehold

- Stunning Penthouse Apartment
- Private Entrance Lobby
- Double Aspect Lounge/Dining Room
- Open Plan Fully Fitted Kitchen
- Master Bedroom + Dressing Area and En-Suite
- Modern Bathroom
- Exclusive Development
- Communal Grounds and Designated Parking
- Close to Worcester Park Station (Zone 4)
- No Chain and 120 Year Lease Remaining

A stunning two bedroom penthouse apartment offering stylish and sophisticated living space situated in an exclusive private development with designated parking offered to the market with no onward chain.

Built in 2019 this modern and stylish apartment has been beautifully designed and occupies the top floor of a desirable purpose built block consisting of just five luxury apartments, tucked away in a quiet residential area off The Avenue in Worcester Park within a short walk of the station (Zone 4) for Central London.

The complex is accessed via a communal front entrance with entryphone system and stairs to all floors and the apartment itself is accessed via its own private entrance lobby with stairs to the top floor and a bright and spacious inner hallway with doors off to rooms.

A particular feature of the home is the impressive open plan



double aspect living space with a lounge seating area and plenty of space for dining and entertaining. The tasteful kitchen has been skillfully fitted and integrated with kitchen appliances and there's plenty of worktop space for preparing wonderful meals.

Bespoke wooden window shutters throughout and there is access to handy eaves storage space throughout the property.

The master bedroom is a generously sized L-shape with indulgent dressing area and ensuite shower room. Both the bathroom and en-suite are fitted with a luxurious suite and high quality fittings.

Outside is beautifully maintained with a residents car park offering designated parking bays and secure gated access to a private lawned garden for exclusive use of the residence to enjoy, along with communal bin store, bike store, and storage units.

The property is rated 'B' for its energy efficiency and comes with a long 125 lease from new, with 120 years remaining. The ground rent is set at £350 per annum and the service charge is £1000, which covers the cost of maintaining the building, grounds, communal hallway and

Worcester Park offers a large choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, with Kingston just a short drive away offering a more comprehensive range of shops. Worcester Park also offers great access to public transport.

Nearby Stoneleigh Broadway has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally. Ewell is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.







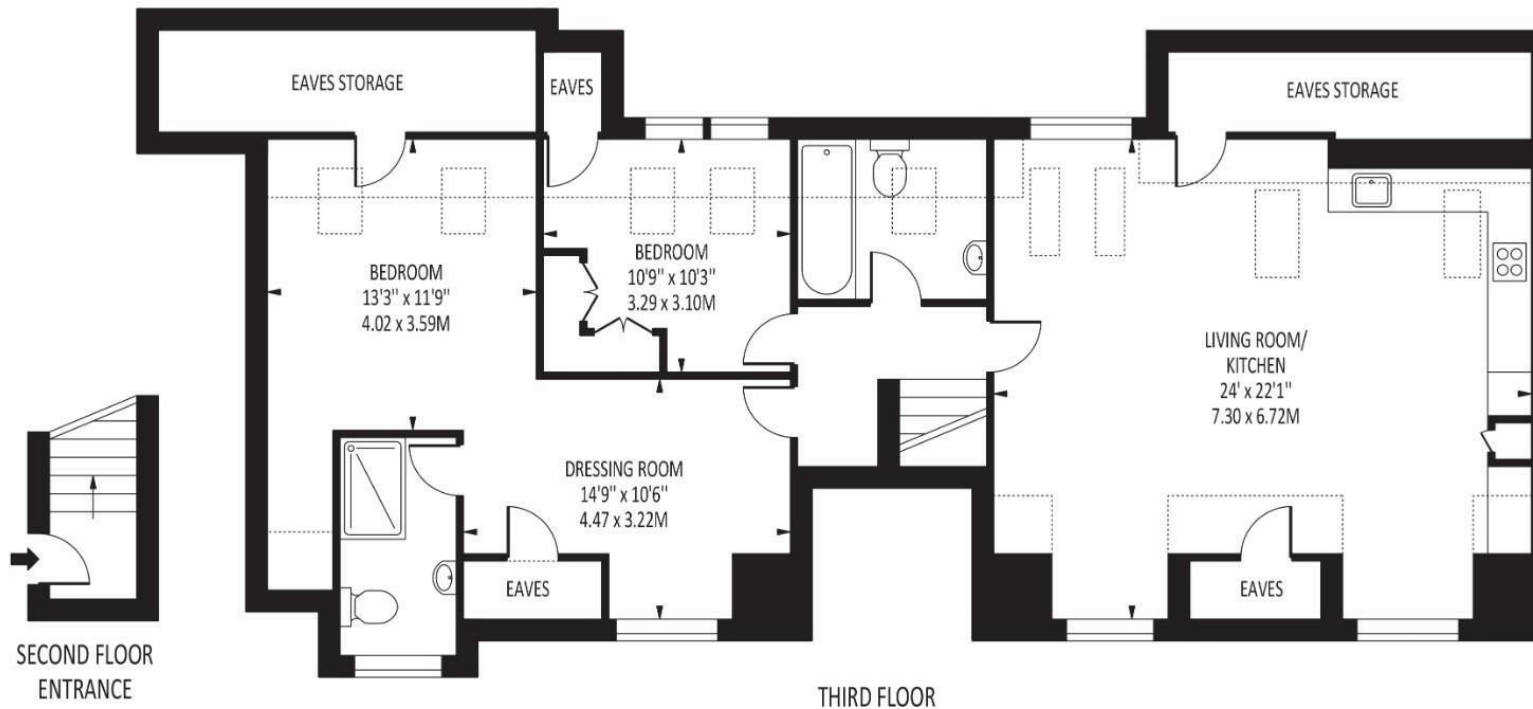


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## Annabel Court

Total Area: 1345 SQ FT • 124.99 SQ M  
(Including Eaves Storage & Restricted Height Area)  
Eaves Storage & Restricted Height Area: 370 SQ FT • 34.34 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



