

High View, 37 More Lane, Esher





A duplex apartment with a landscaped private garden.

A stunning duplex apartment ideally located for both Esher high street and Station.

The apartment is a stylish and luxurious apartment with two bedrooms , two bathrooms, study and a large open plan kitchen/dining/reception room.

The specification includes underfloor heating, LED lighting, oak flooring to the entrance hall, dining and reception areas. The kitchen has a range of integrated Miele appliances including two double ovens, Nespresso coffee machine, and a microwave/combination as well as a wine fridge and a large fridge freezer, Quooker boiling tap, and filtered water tap.



Tenure: Share of freehold plus leasehold, approximately 112 years remaining

Service charge: £4,340

Ground rent: None collected

Local authority: Elmbridge Borough Council

Council tax band: G

Outside a paved verandah flows along the back of the property with the exquisite landscaped south-west facing garden beyond. A raised area of decking at the far end of the garden provides the perfect alternative seating or entertaining area. The garden further benefits from app-controlled night-time lighting.

The apartment has two tandem parking spaces and an EV charging point.

Esher high street has a wide range of restaurants and shops including Waitrose, Giggling Squid, The Good Earth an Everyman Cinema along with a number of coffee shops and pubs.

Communication links are excellent, with the station providing a fast and frequent service to London Waterloo. The A3 provides direct access to central London, the M25 and the South.











Esher Town Centre - 0.5 miles

Esher Station - 1.25 miles

Cobham - 4 miles

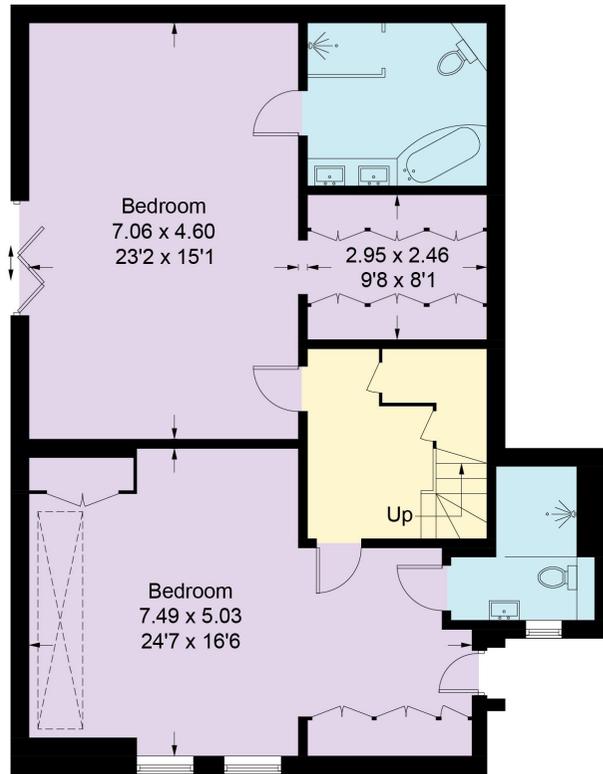
Kingston - 4.5 miles

Central London - 20 miles

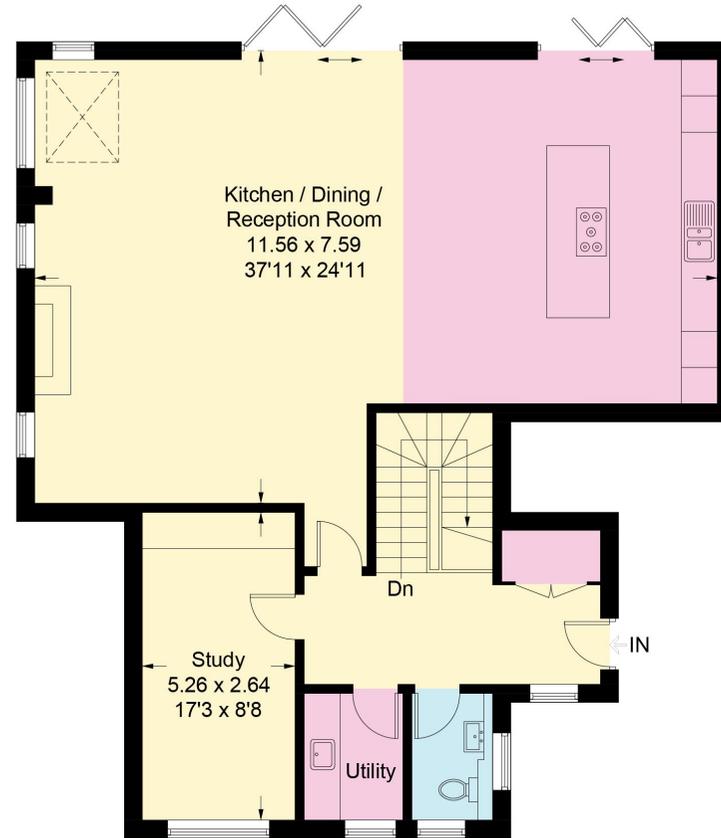


More Lane, KT10

Approximate Gross Internal Area = 217.8 sq m / 2345 sq ft



Lower Ground Floor



Ground Floor

Knight Frank

Esher

47 High Street

Esher

KT10 9RL

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2023. Photographs and videos dated May 2023.

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