

# Queens Reach, East Molesey

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## Near Hampton Court Palace

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An immaculately presented two bedroom two bathroom apartment situated in a gated development moments from Hampton Court Palace and the River Thames.

A larger selection of shops can be found in Kingston upon Thames with its wide range of high street names and department stores. Hampton Court mainline station is within walking distance and provides regular train services to London Waterloo.

Access to the M25, M3 and A3 is a short distance for Central London, Heathrow and Gatwick Airports.

The property has a spacious living/dining room with French doors, modern kitchen and allocated parking in addition to guest parking.

Located close to East Molesey village, Hampton Court Palace on the banks of the River Thames the area is well known for its attractive tree lined streets and is close to the local cafes, boutiques, restaurants and amenities on Bridge Road.



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EPC

C



Schooling in the area is exceptional with many options for both state and independent education to include The Orchard Infant School, St. Lawrence Junior School, St. Paul's Catholic College (subject to catchment) and Independent Schools to include Weston Green School, Twickenham Preparatory School, Hampton Court House, Lady Eleanor Holles School, Hampton School, Surbiton High School, Claremont Fan School and ACS Cobham International School.

EPC: C

Tenure: Share of freehold

Local Authority: Elmbridge Borough Council

Council Tax Band: F

Location description:

Hampton Court Station - 0.2 miles

Kingston - 2.25 miles

Esher - 2.75 miles

Surbiton Station - 2.75 miles

A3 (London) - 4 miles

M3 - 4 miles

M25 (J9) - 10 miles

Heathrow T5 - 11 miles

Central London - 20 miles

All times and distances are approximate.

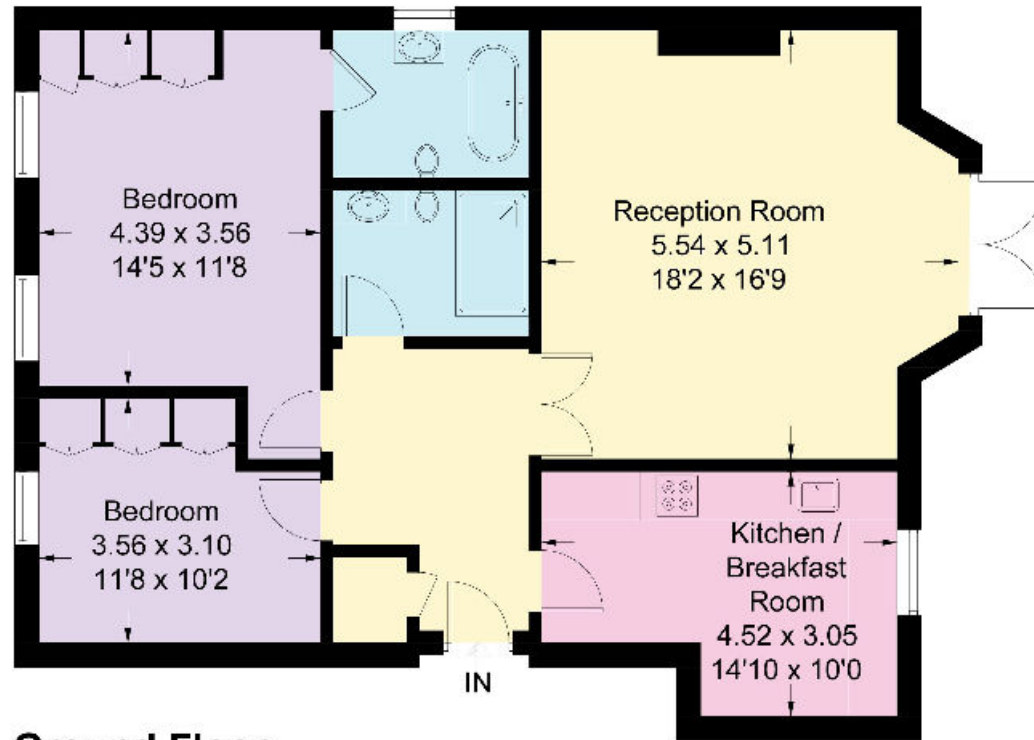
All schools reference are subject to catchment areas and entry requirements.



# Queens Reach, KT8



Approximate Gross Internal Area = 152.6 sq m / 922 sq ft



## Ground Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. [www.london36.com](http://www.london36.com) © 2024 [hello@london36.com](mailto:hello@london36.com)

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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 June 2024. Photographs and videos dated June 2024.

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