



Esher Heights, Portsmouth Road, Esher, **KT10**

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Beautiful 3 bedroom penthouse apartment located in the heart of Esher, in an enviable position opposite Sandown Park Racecourse and just over half a mile from Esher Station and High Street.

Approached via a block-paved driveway through automated gates, the grand communal entrance hall, with polished marble floors and sweeping stone staircase with oak and glass balustrades, provides access to the Penthouse. In addition there is a six passenger lift to the upper floors.

Open plan reception room with bi-folding doors leading to the large balcony offering plenty of room for outdoor dining with views of Sandown Racecourse.



**Furniture:** Available unfurnished

**Minimum length of tenancy:** 12 months

**Local authority:** Elmbridge Borough Council

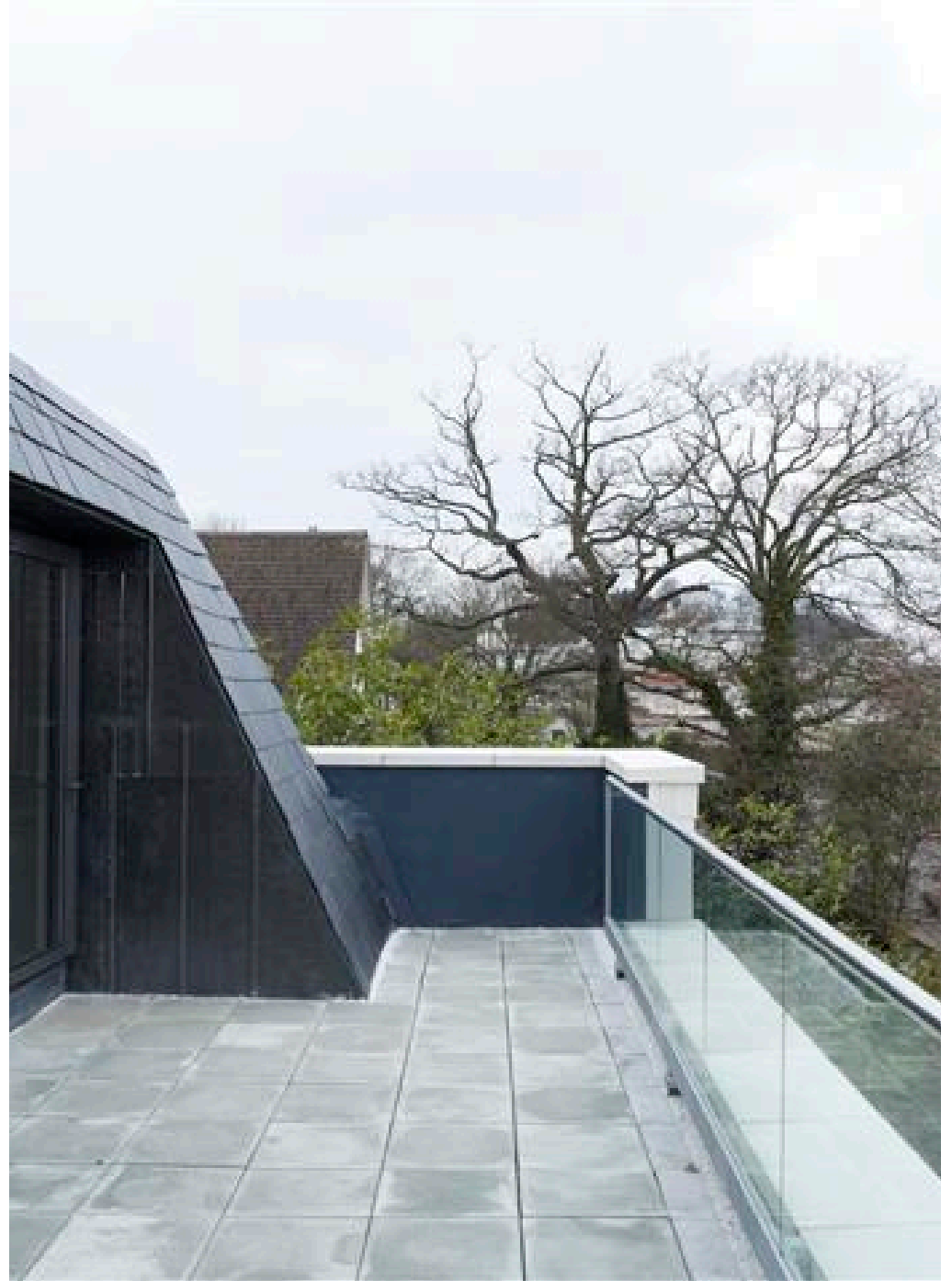
**Council tax band:** G



The apartment offers a classic yet contemporary finish including oversized Ebony doors, full height windows and smoked oak flooring throughout. The bespoke Italian kitchens boast a range of integrated appliances whilst the bathrooms are finished with bespoke floating cabinetry and porcelain tiling. The integrated Crestron Home Automation system (via iPad) provides full control of mood lighting, multi-room audio and under floor heating.

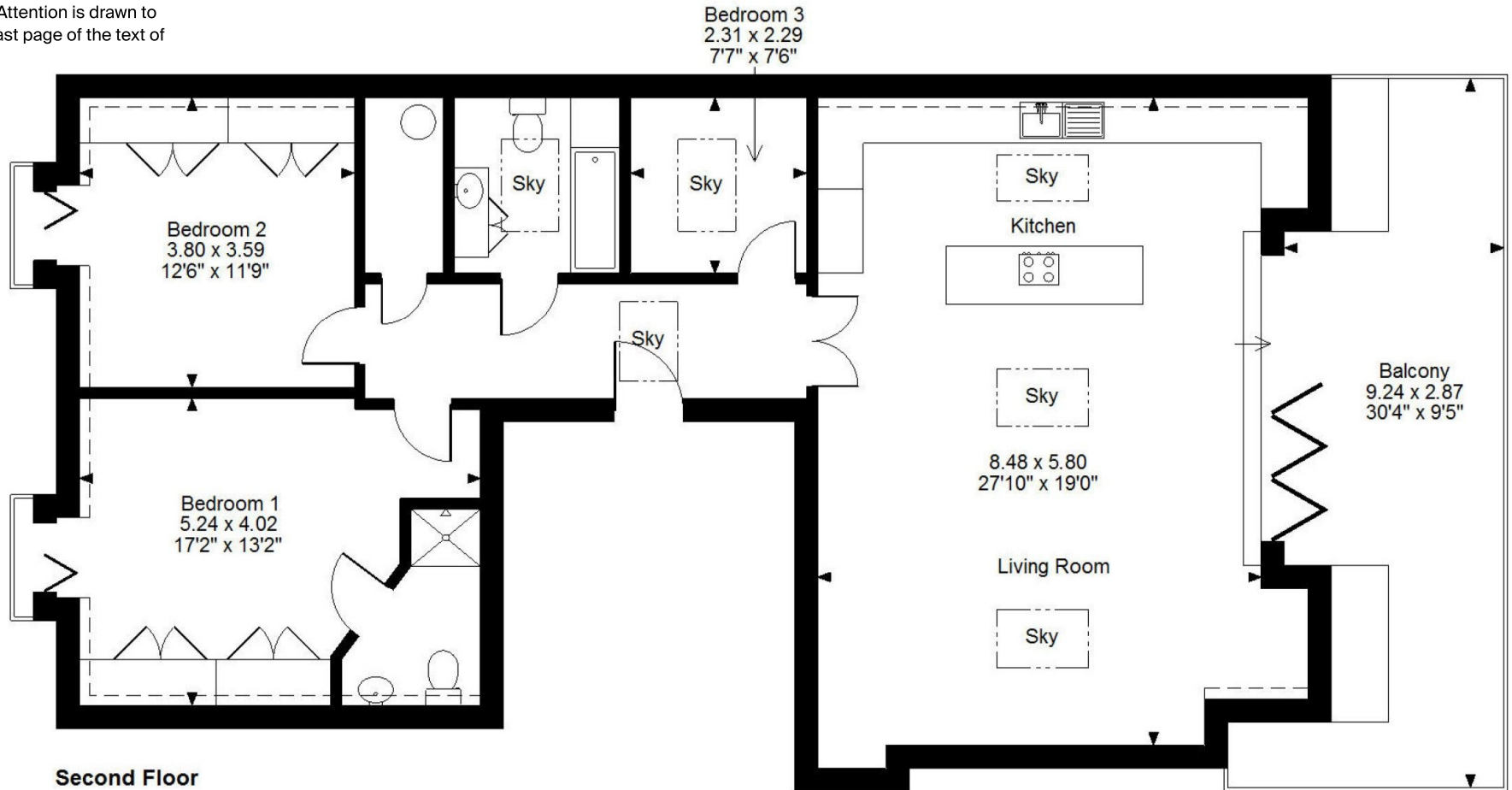
For the security conscious, there are video entry points to both the main gate and the communal front door. The gardens are beautifully manicured with mature planting and a stylish water feature. There is also a sheltered bike store and 2 allocated parking spaces.





## internal area = 1,157 sq ft / 108 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



### Second Floor

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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT) For other fees that might apply, please ask us or visit [www.knightfrank.co.uk/tenantfees](https://www.knightfrank.co.uk/tenantfees). Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

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