



Flat 3 One High Street, Egham, TW20 9HH

£275,000

# Flat 3 One High Street, Egham, TW20 9HH

## Manhattan Studio for Sale

Set within an exclusive development of just 16 apartments in a prime central location, this beautifully furnished Manhattan studio offers contemporary architecture, traditional materials and extensive glazing that floods the space with natural light. Designed with both luxury and comfort in mind, the apartment showcases excellent attention to detail and a refined, modern finish throughout.

Apartment 3 features a bright double-aspect open-plan kitchen, living and dining space, with a defined bedroom area including a full-height sliding door and fitted wardrobe. The individually designed kitchen is sleek and contemporary, complete with stone worktops, integrated appliances including oven, ceramic hob, fridge/freezer, slimline dishwasher and washer/dryer, complemented by LED under-cabinet lighting.

The stylish bathroom incorporates high-quality Geberit and Hansgrohe fittings, a walk-in shower, wall-mounted WC, chrome heated towel rail, mirrored basin area, and elegant ceramic tiling. Energy-efficient electric panel heating, a heat recovery ventilation system, and LED downlighting ensure comfort and efficiency, while USB charging points, TV connectivity, and cable wiring add modern convenience.

Finished to a high standard, the apartment benefits from a secure entrance door, high-performance timber/aluminium windows, contemporary internal doors with chrome fittings, Amtico flooring to living areas, ceramic tiles to the bathroom, and carpeted sleeping space.

Ideally located just an eight-minute walk from Egham train station with direct services to London Waterloo in as little as 41 minutes, the property also offers excellent road connections via the M25 (Junction 13) and is approximately four miles from Heathrow Airport.



## Floor Plan

### Flat 3, ONE High Street Egham

Approximate Gross Internal Area  
38.2 sq m / 411 sq ft



#### Second Floor

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measurements are approximate, not to scale.



#### Features

- Manhattan studio apartment within an exclusive development of just 16 homes
- Bright double-aspect open-plan kitchen, living and dining area
- Defined sleeping area with full-height sliding door and fitted wardrobe
- Contemporary kitchen with stone worktops and integrated appliances
- Stylish bathroom with walk-in shower and premium Geberit and Hansgrohe fittings
- Energy-efficient heating, ventilation system and LED lighting throughout
- High-quality finishes including Amtico flooring and high-performance windows
- Prime central location, an 8-minute walk to Egham railway station, with fast links to London Waterloo and easy access to Heathrow Airport

