



4  
CLAREMONT LANE

Flat 2, St George's Heights, 4 Claremont Lane, Esher  
Surrey, KT10 9DW  
Guide Price £745,000 Leasehold





## A SIMPLY SUPERB AND IMMACULATE TWO BEDROOM LUXURY APARTMENT WITH PRIVATE TERRACE, WITHIN WALKING DISTANCE OF THE TOWN CENTRE

**Communal reception hall - Private reception hall with storage space - Open plan living/dining room - Bespoke Sachsen contemporary kitchen with integrated appliances - Principal bedroom with en suite shower room - Guest bedroom - Bathroom - Secure underground allocated parking for 2 cars with electric charging point - Allocated secure storage cupboard with power point - Bin store - Bike store - Private terrace overlooking communal garden**

**Council Tax Band: F - Lease: 122 years - Service charges: £2,500 per annum**

We are delighted to offer for sale a truly stunning, luxury ground floor apartment built by William George Homes in the heart of Esher. The sought-after town is part of the South East's 'Golden Triangle' and offers a range of boutiques and shopping outlets, as well as bars, cafes, restaurants, cinema, parks and Sandown Racecourse. Set behind secure electric gates, the property benefits from a Hewett Homes designed interior with fitted furniture to the reception room and decorative lighting. A plethora of fabulous features is blended with modern day technology, including herringbone wood flooring, Lutron lighting systems, alarms and heat detectors, Hans Grohe and Vitra fittings, porcelain tiles and underfloor heating in the bathrooms, energy efficient A-rate double glazing with acoustic sound proofing and direct lift to all floors.

Offering light and spacious accommodation, the L-shaped reception hall with storage cupboard leads to the bright and airy, open plan living space. The fabulous kitchen/living/dining room features a superb range of fitted shelves and cupboards. Glazed double doors provide direct access to its own private terrace with a privacy wall and alarm system for those concerned about being on the ground floor, which overlooks the south-west facing communal garden. The impressive bespoke Sachsen kitchen has a range of contemporary wall and base units with marble work surfaces, integrated appliances, a double oven and halogen hob with Berbel extractor above, and sink with flexible mixer tap.

The elegant principal bedroom has a dressing area with built-in mirror fronted wardrobes together with an en suite with a walk-in shower cubicle, basin inset into a two-drawer vanity unit, WC and heated towel rail. The guest bedroom also has built-in mirror fronted wardrobes while the bathroom benefits from a bath with rain shower above, WC, basin integrated into a two-drawer unit with wall-mounted cabinet above and heated towel rail. Outside and to the front is access to the secure underground allocated parking for two cars with electric charging point while to the rear is the south-west facing, beautifully-maintained communal garden.

This superb apartment is set in an excellent location, just a few minutes' walk of the town centre. Nearby are a good choice of schools including Claremont Fan Court and Milbourne Lodge schools in Esher, the ACS International School, Reeds School, Notre Dame, Parkside and Feltonfleet schools in Cobham, Danes Hill and Royal Kent Primary School in Oxshott, Walton Oak School, Danesfield Manor School and Ashley Primary School in Walton on Thames, as well as St George's School and College in Weybridge. Esher's mainline rail station, which provides regular services to London Waterloo and Victoria (approximately 40-50 minutes), is just a short distance whilst the A3 and M25 motorways are close by, leading to Heathrow and Gatwick airports, and the South Coast.











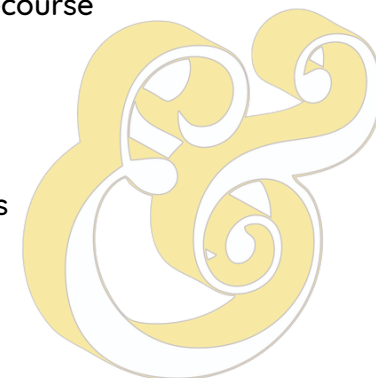
## About Esher

Esher is a popular and historic residential location in the heart of Surrey that boasts bustling high street with an abundance of cosmopolitan cafes and restaurants, yet blends with a delightful Tudor church and the history of being one of King Henry VIII's and Queen Victoria's favourite country locations. Henry VIII often ventured far from Hampton Court and into Esher on his many hunting trips while Claremont Mansion and its park, built by Clive of India, became the royal residence of Queen Victoria.

Esher has been the home to a number of famous names over the many years of its history including Lady Emma Talbot, the Duchess of Albany, Sir Edgar Vincent, Sir Robert Hawthorn Collins and in more recent years, George Harrison of the Beatles, visited by other members of the hugely popular band at his home recording studio, and Maurice Gibb of the Bee Gees, where the hit single 'Juliet' was written and recorded by him and his brother, Robin. In addition, Sir Arthur Conan Doyle's Mr Garcia in the Sherlock Holmes mystery, 'The Adventure of Wisteria Lodge', resided in Esher. Today, the town is just as busy as it was then with the cinema in the high street boasting four screens. As part of the route for the Cycling Road Race and Time Trial for the London 2012 Olympics, Esher is geared towards the sporty person with Esher Rugby Club, AFC Westend Football Club, several cricket clubs, Esher's Lawn Tennis Club has hard and grass courts, and of course there's Sandown Park with a busy programme of horse racing throughout the year. Nearby Hampton Court hosts their annual Hampton Court Flower Show, whilst Surrey Wildlife Trust manages Ockham Common, and if you are looking for beautiful flora and fauna, you can't match Claremont Landscaped Gardens, Esher Place where a grass garden amphitheatre was built by Lutyens for the original manor house, the Royal Botanical Gardens and Kew and the RHS Garden at Wisley.

- Mainline rail station with regular services to London Waterloo (approximately 40 minutes).
- A3 within a short driving distance providing access to London, the M25 and motorway network providing easy access to both Heathrow and Gatwick airports.
- Excellent choice of schools including Cranmere Primary School, Esher Church School and Esher High School, Milbourne Lodge, Claremont Fan Court School and ACS International School nearby.
- Leisure amenities, including Claremont Park, RHS Garden Wisley, Royal Botanical Gardens Kew, Sandown Racecourse and Painshill Park nearby.
- Eclectic range of boutique, international cuisine restaurants and cosmopolitan cafes.
- High street names and department stores in nearby Kingston-upon-Thames and Guildford.

Cobham : 5 miles • Oxshott : 3.5 miles • Central London : 18.5 miles • Heathrow : 25 miles • Gatwick: 27 miles  
Kingston-upon-Thames : 5 miles • Guildford : 15 miles (all distances are approximate).

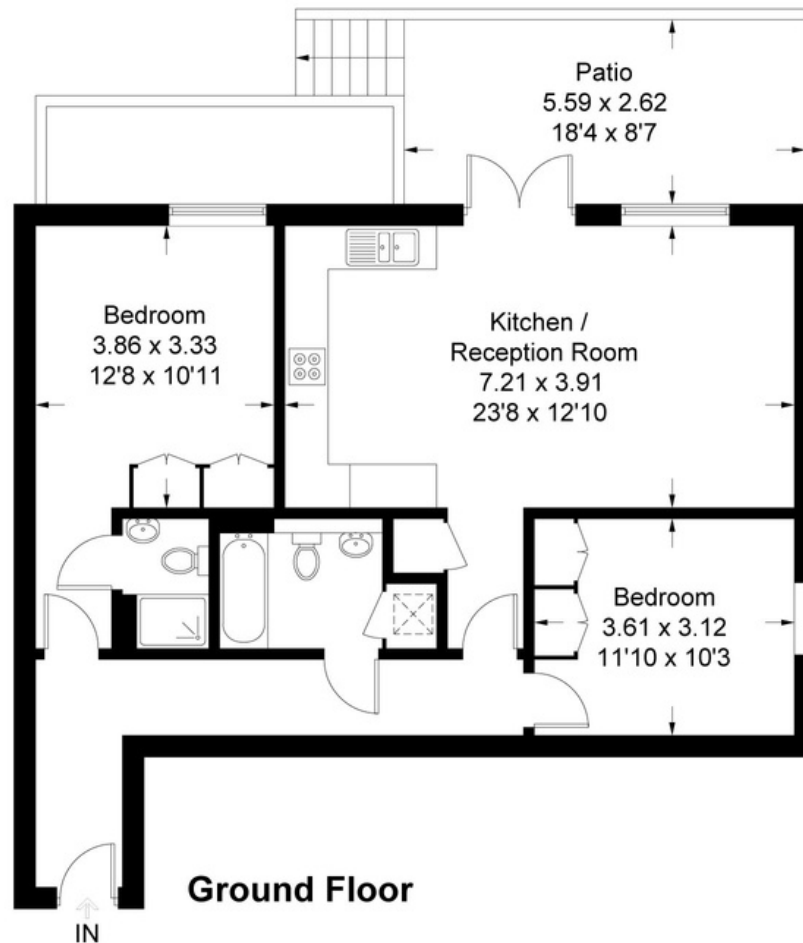


## Claremont, Lane



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Approximate Gross Internal Area = 79.3 sq m / 854 sq ft



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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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