



21 Queens Close, Lammas Lane, Esher, Surrey, KT10 8NS
Guide Price £575,000 Share of Freehold



OUTSTANDING, BRIGHT AND SPACIOUS APARTMENT THAT'S IMMACULATELY PRESENTED,
WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND EASY REACH OF THE RAIL STATION

**Communal reception hall - Private reception hall with video entry system - Living room - Kitchen/dining room - 3 bedrooms - Bathroom
Residents parking - Guest parking - Views over Esher Green
Council Tax Band: D - Lease: 999 years - Service Charges: £3,197.28 per annum**

We are delighted to offer for sale this outstanding three-bedroom apartment within a popular residential development within walking distance of Esher's town centre. The apartment is immaculately presented, offering bright and spacious accommodation with an array of features including bay windows and a well-appointed kitchen with gloss white doors, white marble work surfaces and fitted appliances. In the living room is an attractive fireplace with electric coal effect fire that sits on a marble tiled hearth. There are also delightful views over Esher Green from the apartment. Esher's eclectic town centre offers residents a range of local amenities, boutiques, shopping outlets, cinema, bars and restaurants, while the rail station is within easy reach.

ESHER

Mainline rail station with regular services to London Waterloo (approximately 40 minutes)

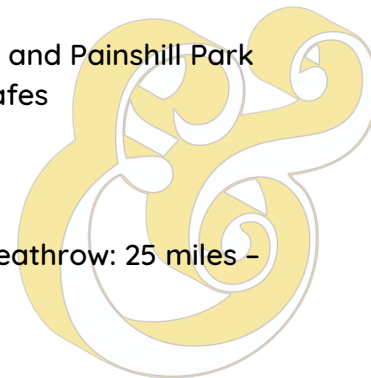
Good transport links including the A3 nearby, leading to central London, the M25 and motorway network

Excellent choice of schools, including Cranmere Primary School, Esher Church School, Esher High School, Milbourne Lodge, Claremont Fan Court School and the ACS International School

Leisure amenities, including Claremont Park, RHS Garden Wisley, Royal Botanical Gardens Kew, Sandown Park Racecourse and Painshill Park
Eclectic range of boutiques, international cuisine restaurants, cinema, shopping outlets and cosmopolitan cafes

High Street names and department stores in nearby Guildford and Kingston-Upon-Thames

Cobham: 4 miles - Oxshott: 3.5 miles - Guildford: 15 miles - Kingston-Upon-Thames: 5 miles - Central London: 18.5 miles - Heathrow: 25 miles -
Gatwick: 27 miles (all distances are approximate)



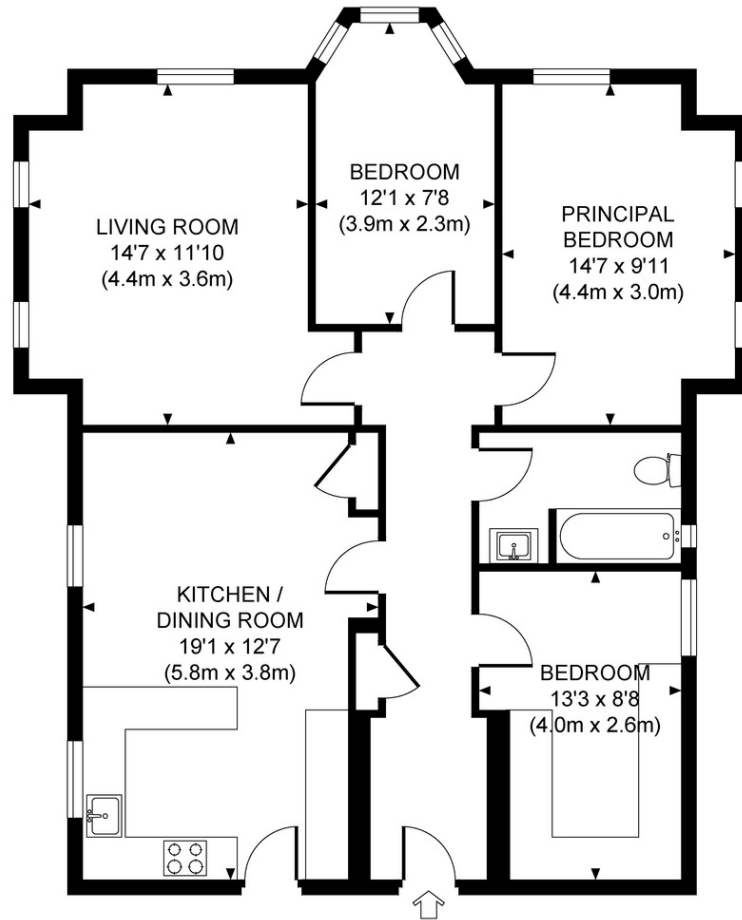






Approximate Gross Internal Area
923 sq ft / 85.8 sq m

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. 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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