



2a High Street, Esher, Surrey, KT10 9RT
To Let: £1,700 pcm Leasehold



WELL-PRESENTED AND SPACIOUS SPLIT-LEVEL APARTMENT IN THE HEART OF THE TOWN CENTRE, WITHIN EASY REACH OF THE RAIL STATION

**Private front door - Reception hall - Large double-aspect living room - Fitted kitchen - 2 double bedrooms - Modern bathroom incorporating bath with shower above
Leasehold - Council Tax band: C - Unfurnished - Available Now**

Offering exceptional space over two floors, this delightful, well-presented split-level apartment is ideally located in the heart of Esher's eclectic town centre. Within easy reach of the rail station, the property has wood floors throughout, ideal for easy maintenance, with a large double-aspect living room that has an attractive (closed) fireplace with tiled surround as a focal point.

The part-tiled kitchen has everything you need, whether you're cooking for yourself or entertaining friends, and a bathroom with a white suite, including a shower over the bath, completes the first floor. On the second floor are two double bedrooms, both with original fireplaces, and the second bedroom has a built-in wardrobe.

This elegant apartment benefits from its own front door with a charming terrace area at the front, perfect for morning coffee or relaxing after a day's work. There is also one allocated parking space.

Esher

The mainline rail station has regular services to London Waterloo (approximately 40 minutes).

The A3 is within a short driving distance providing access to London, the M25 and motorway network, Heathrow and Gatwick airports, and the South Coast.

An 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 include Claremont Park, RHS Garden Wisley, Royal Botanical Gardens Kew, Sandown Racecourse and Painshill Park nearby.

An eclectic range of boutiques, international cuisine restaurants, wine bars 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)









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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