



1 Carrington Place, Esher Park Avenue, Esher, Surrey, KT10 9SF
Guide Price: £700,000 Share of Freehold

IMMACULATE EXECUTIVE APARTMENT ON ONE OF ESHER'S MOST EXCLUSIVE PRIVATE ROADS,
WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND EASY REACH OF THE RAIL STATION

**Communal reception hall - Private reception hall - Sitting/dining room - Superb fully fitted kitchen - Principal bedroom with en suite
bathroom - Second bedroom - Shower room - Private terrace - Secure underground parking
Council Tax band: G - Share of Freehold - Service charge: £4,500 per annum**

In one of Esher's most sought-after private residential locations is this immaculate, spacious ground-floor apartment that benefits from a large, private south-facing terrace. The property, which is within a short walk of the town centre and easy reach of the rail station, upon entering the L-shaped hall guides you to the fabulously luxurious sitting/dining room. The impressive fireplace on a tiled hearth is central to the room, while French doors take you out onto the sunny private terrace.

The stunning kitchen with a wood floor is fully fitted with a range of elegant eye-level and base units with marble work surfaces, upstands and tiled walls above, and a Butler sink with a mixer tap below the window. Integrated appliances include a double oven, a gas hob with an extractor hood above, a dishwasher, a washing machine and a fridge/freezer. A sumptuous principal bedroom with views over the terrace has fitted wardrobes and an outstanding modern bathroom with a wood floor, tiled walls and a white three-piece suite including a walk-in shower. The second bedroom also has fitted wardrobes and opposite is the fully tiled shower room with a two-piece suite and walk-in shower.

Outside, the stunning, private terrace is enhanced with artificial grass and overlooks the communal garden. Bound by a contrasting white picket fence, there is ample room for a table and chairs, an array of potted plants and access to a large store room. Beneath Carrington Place is secure underground allocated parking for two vehicles.

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

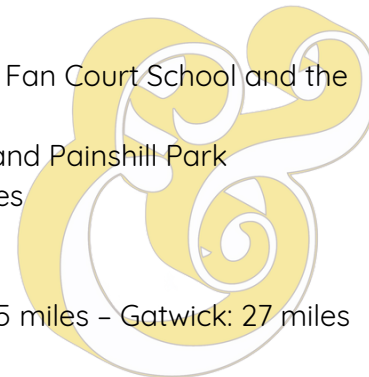
Excellent choice of schools, including Cranmere Primary School, Esher Church School, Esher High School, Milbourne Lodge, Claremont Fan Court School and the ACS International School

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)



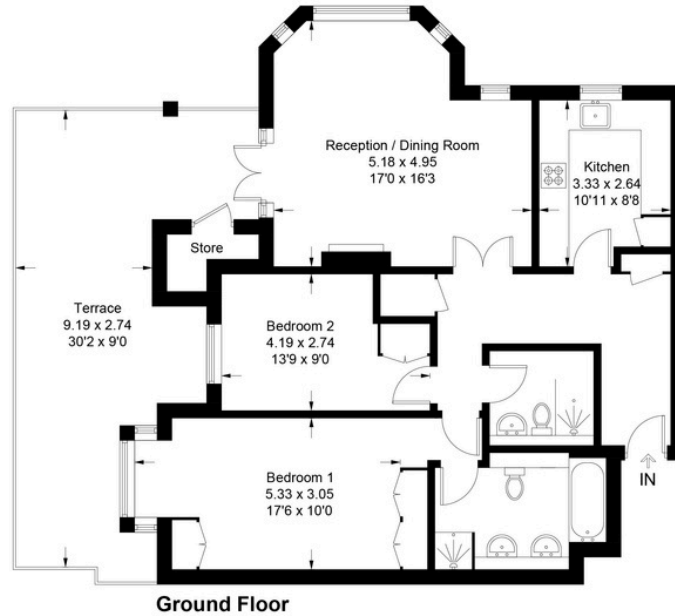






Carrington Place, Esher, KT10

Approximate Gross Internal Area = 86.0 sq m / 926 sq ft
 Store = 1.4 sq m / 15 sq ft
 Total = 87.4 sq m / 941 sq ft



All measurements are in accordance to the RICS Code Of Measuring Practice.
 Measurements are approximate & only for illustrative purposes.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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