



RAWLINSON & WEBBER

£700,000 SHARE OF FREEHOLD

62

62 PALACE ROAD, EAST MOLESEY, SURREY, KT8 9DW

A BEAUTIFUL SPLIT-LEVEL 3-DOUBLE BEDROOM MAISONNETTE



Palace Road, East Molesey

Approximate Gross Internal Area = 109.4 sq m / 1176 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



A FANTASTIC OPPORTUNITY to purchase this BEAUTIFUL, SPACIOUS, 3-DOUBLE BEDROOM SPLIT-LEVEL MAISONETTE. The property has the advantage of its OWN PRIVATE ENTRANCE, UNDERGROUND PARKING and additional private parking for visitors. The large sliding doors in the lounge provide BEAUTIFUL VIEWS of the WELL-TENDED COMMUNAL GARDENS and access to a PRIVATE TERRACE with steps leading to the gardens. The property requires modernisation which allows a purchaser to put their own stamp on the property and CREATE A WONDERFUL HOME. Located in one of the MOST SOUGHT-AFTER East Molesey Roads, your early internal inspection is HIGHLY RECOMMENDED. NO ONWARD CHAIN. SHARE OF FREEHOLD.

Situated in a much sought-after residential road in East Molesey village, within easy access of local shops and schools. Bridge Road with its numerous cafés, restaurants, boutiques and antique shops is only a short distance away, as is Hampton Court Station (TFL ZONE 6, connecting to London Waterloo) and bus terminal (ideal for the daily city commuter). Kingston-Upon-Thames with its renowned and diverse shopping facilities is close by. Molesey is also serviced by a library and has health/fitness, rowing and cricket clubs amongst others.

