



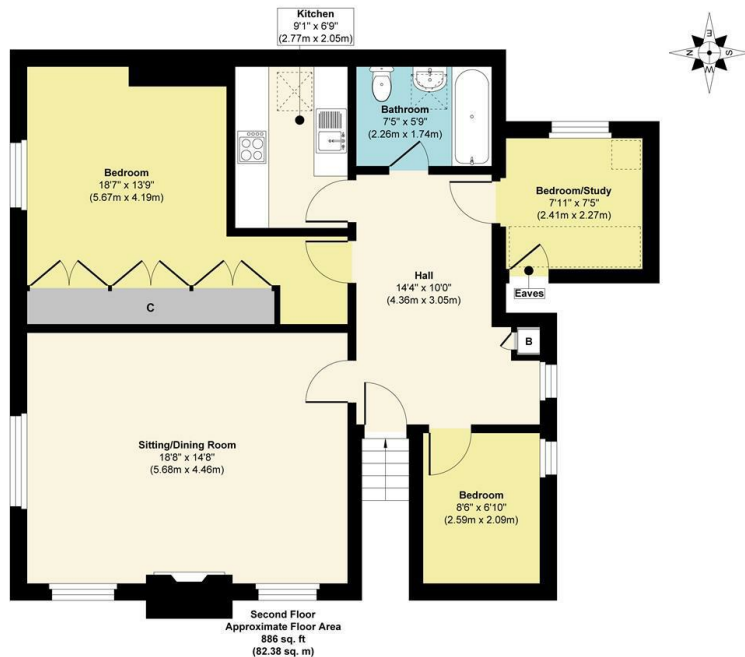
## 57D Wolsey Road, East Molesey, Surrey, KT8 9EW

Asking Price £649,950 Share of Freehold

- TOP-FLOOR APARTMENT
- LARGE SITTING/DINING ROOM
- 1 PARKING SPACE
- EAST MOLESEY

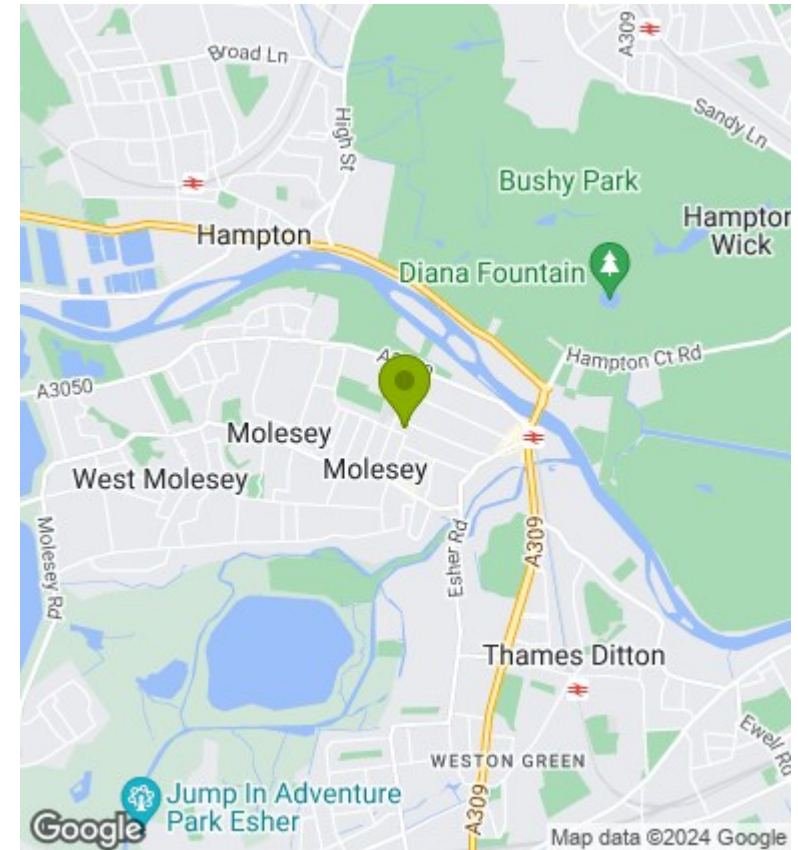
- 3 BEDROOMS
- KITCHEN
- OWN PRIVATE REAR GARDEN

- LARGE ENTRANCE HALL/STUDY
- FAMILY BATHROOM
- APPROVED PLANNING FOR PRIVATE GARDEN ROOM/OFFICE & GAZEBO



Second Floor  
Approximate Floor Area  
886 sq. ft  
(82.38 sq. m)

Approx. Gross Internal Floor Area 886 sq. ft / 82.38 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



## Description

Rawlinson and Webber are delighted to present this exquisite 3-bedroom top-floor apartment, situated on a highly desirable street in East Molesey. This remarkable residence has been tastefully designed, boasting a spacious and bright living/dining room offering breath-taking views of the surrounding areas. Additionally, it features a contemporary kitchen, a generously sized entrance hall that doubles as an office area, 3 bedrooms, and an elegant family bathroom. Furthermore, the property includes off-road parking for one vehicle and a secluded private garden located at the rear that benefits from approved planning permission for a gazebo and a garden room/office.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band

C

EPC Rating:

D