

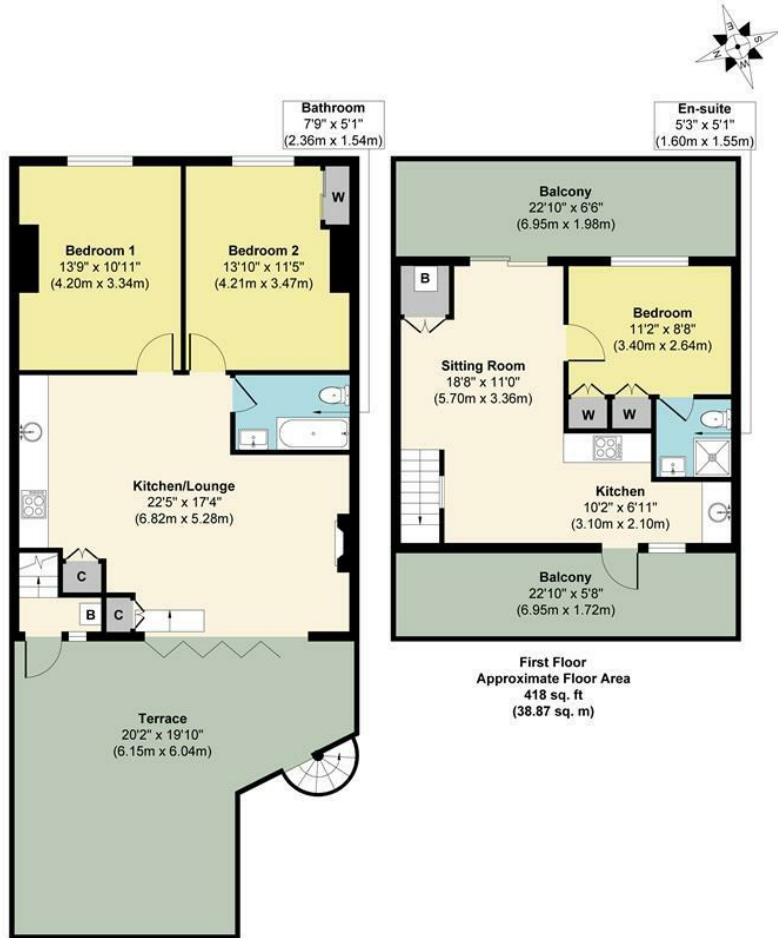


## Second Floor Flat, 15 Bridge Road, East Molesey, Surrey, KT8 9EU

Asking Price £645,000 Share of Freehold

- SPLIT-LEVEL PENTHOUSE APARTMENT
- 3 DOUBLE BEDROOMS
- SOUTH-FACING ROOF TERRACE
- SECURE ENTRANCE WITH INTERCOM
- NO ONWARD CHAIN
- 2 BATHROOMS
- 2 TOP FLOOR BALCONIES
- POTENTIAL AS 2 ACCOMMODATIONS
- 2 OPEN PLAN KITCHEN/RECEPTION ROOMS
- STUNNING HAMPTON COURT LOCATION

## Bridge Road, KT8



**Ground Floor**  
Approximate Floor Area  
703 sq. ft  
(65.33 sq. m)

**Approx. Gross Internal Floor Area 1,121 sq. ft / 104.20 sq. m**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

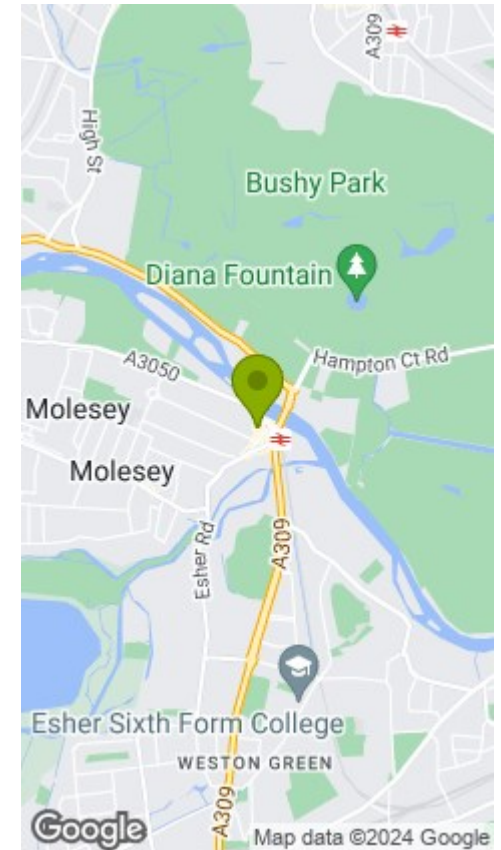
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## Property Description

Rawlinson and Webber welcome to the market with no onward chain, this elegant split-level penthouse apartment set in the very Heart of East Molesey's, Bridge Road. Offering undiluted panoramic views of Hampton Court and the River Thames, this extraordinary property offers a wonderful balance between city and surrey living.

Offering well-balanced living and entertaining spaces spread across two floors and thoughtfully designed and impeccably finished. The property impresses with a private south-facing decked roof terrace, perfect for outdoor furniture and entertaining, providing access to the first floor and upper floor accommodation. Welcoming you onto the first floor are by-folding doors, opening into a spectacular open plan modern kitchen and lounge featuring a beautiful log burner. Completing this level's accommodation are two good-size double bedrooms, one of which benefits from a built-in wardrobe and a contemporary bathroom.

Heading back outside onto the south-facing roof terrace, a second door and stairs lead to the second floor. Opening into a dual-aspect open plan sitting room and second modern kitchen. This floor also features a good-size double bedroom again adorned with built-in wardrobes and an en-suite shower room. Uniquely, this level also comprises two breath-taking balconies providing stunning views of the surrounding area.



Council Tax Band

B

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		