

RAWLINSON & WEBBER



Walton Road, East Molesey, Surrey, KT8 0DL

Asking Price £399,950 Leasehold

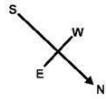
- 1ST & 2ND FLOOR MAISONETTE
- KITCHEN
- OWN PRIVATE ENTRANCE
- EAST MOLESEY

- 2 DOUBLE BEDROOMS
- 2 BATHROOM
- LONG LEASE REMAINING

- LIVING ROOM
- CLOAKROOM
- GAS CENTRAL HEATING

77-79 Walton Road, East Molesey, Surrey, KT8 0DP
020 8941 1234

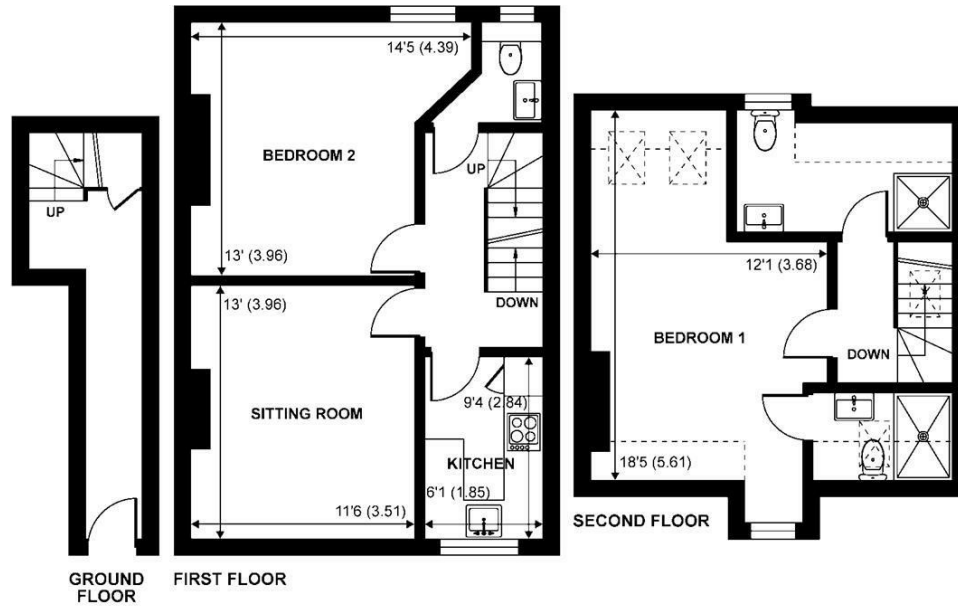
enquiries@rawlinsonandwebber.co.uk
<https://www.rawlinsonandwebber.co.uk/Contact>



Approximate Area = 852 sq ft / 79.2 sq m
 Limited Use Area(s) = 62 sq ft / 5.7 sq m
 Total = 914 sq ft / 84.9 sq m

For identification only - Not to scale

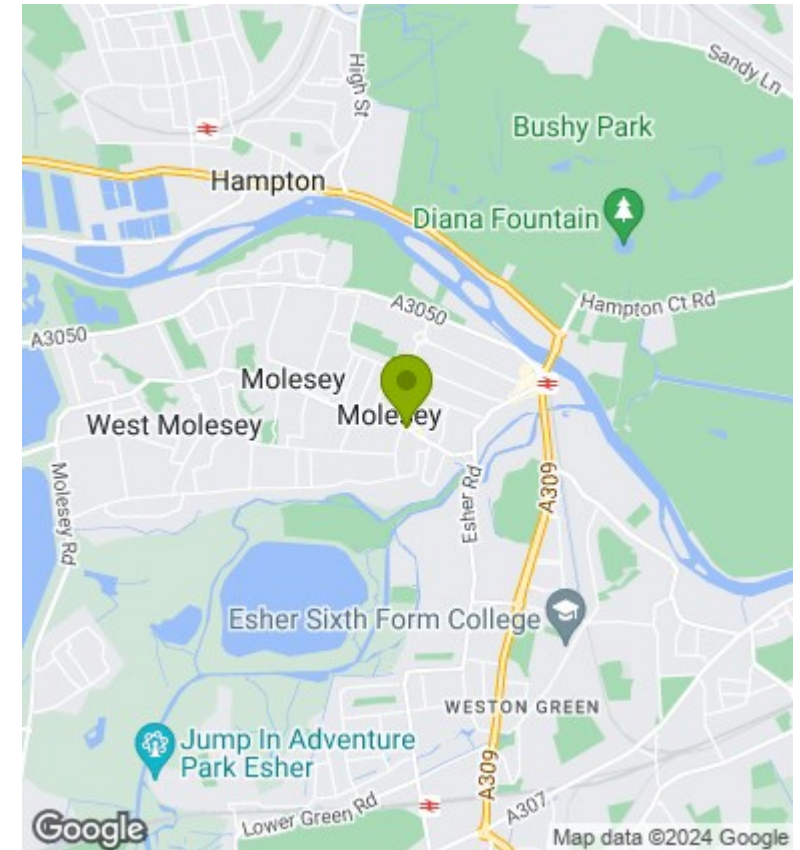
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n.checom 2023. Produced for Simpsons Estate Agents to Curchods. REF. 991276

Description

Rawlinson and Webber are pleased to offer this excellent opportunity to purchase a 1st & 2nd floor recently refurbished Victorian maisonette situated in the heart of East Molesey. This 2 double-bedroom property has been beautifully refurbished; comprising a contemporary kitchen, lounge, 2 double bedrooms, 2 stylish bathrooms, and a cloakroom. Featuring its own private entrance and situated in the very heart of East Molesey Village, this property is close to all amenities and is within walking distance of Hampton Court Station. Finally, this property benefits from a long lease with 998 years remaining.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	76
EU Directive 2002/91/EC		

Council Tax Band

B

EPC Rating:

C