



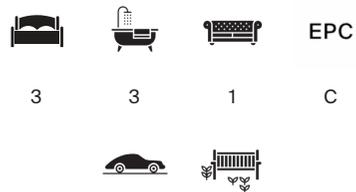
WHITE LION GATE

Cobham, KT11



# THREE-BEDROOM PENTHOUSE LOCATED IN COBHAM, KT11

A truly exceptional lateral penthouse, recently renovated to the highest specification and situated within an exclusive gated development just a short distance from Cobham's vibrant town centre.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Share of Freehold

Service charge: £4,000 Per Annum



## DESCRIPTION

Spanning over 1,900 sq. ft., this magnificent residence offers a rare combination of space, luxury, and modern convenience. Upon entering, you are welcomed by direct lift access that opens into your private sanctuary. The heart of this home is the fantastic open-plan kitchen, dining, and living area, which is bathed in natural light and benefits from a charming Juliette balcony. The stunning 20.6 ft x 13 ft kitchen is a chef's dream, impeccably designed with modern appliances including two ovens, an integrated microwave, dishwasher, separate freezer, full size fridge, hob, and extractor. Finishing touches like a hot tap and waste disposal system add to the effortless functionality.

The apartment comprises three generously sized bedrooms, each boasting its own luxurious en-suite bathroom complete with both a bath and a walk-in shower. The principal suite features a walk-in wardrobe, while the other two bedrooms offer ample fitted storage.











## DESCRIPTION

Engineered for ultimate comfort, the property features underfloor heating and a sophisticated comfort cooling and heating system with five separate zones, ensuring a perfect climate all year round. Further benefits include full double glazing, concrete floors for superior sound insulation, and recent, high-standard rewiring and plumbing throughout.

Externally, the development provides two secure underground parking bays, commercial bike storage, and access to beautifully maintained communal gardens. With a share of the freehold and a recently replaced lift, this property is perfectly appointed for a seamless living experience.

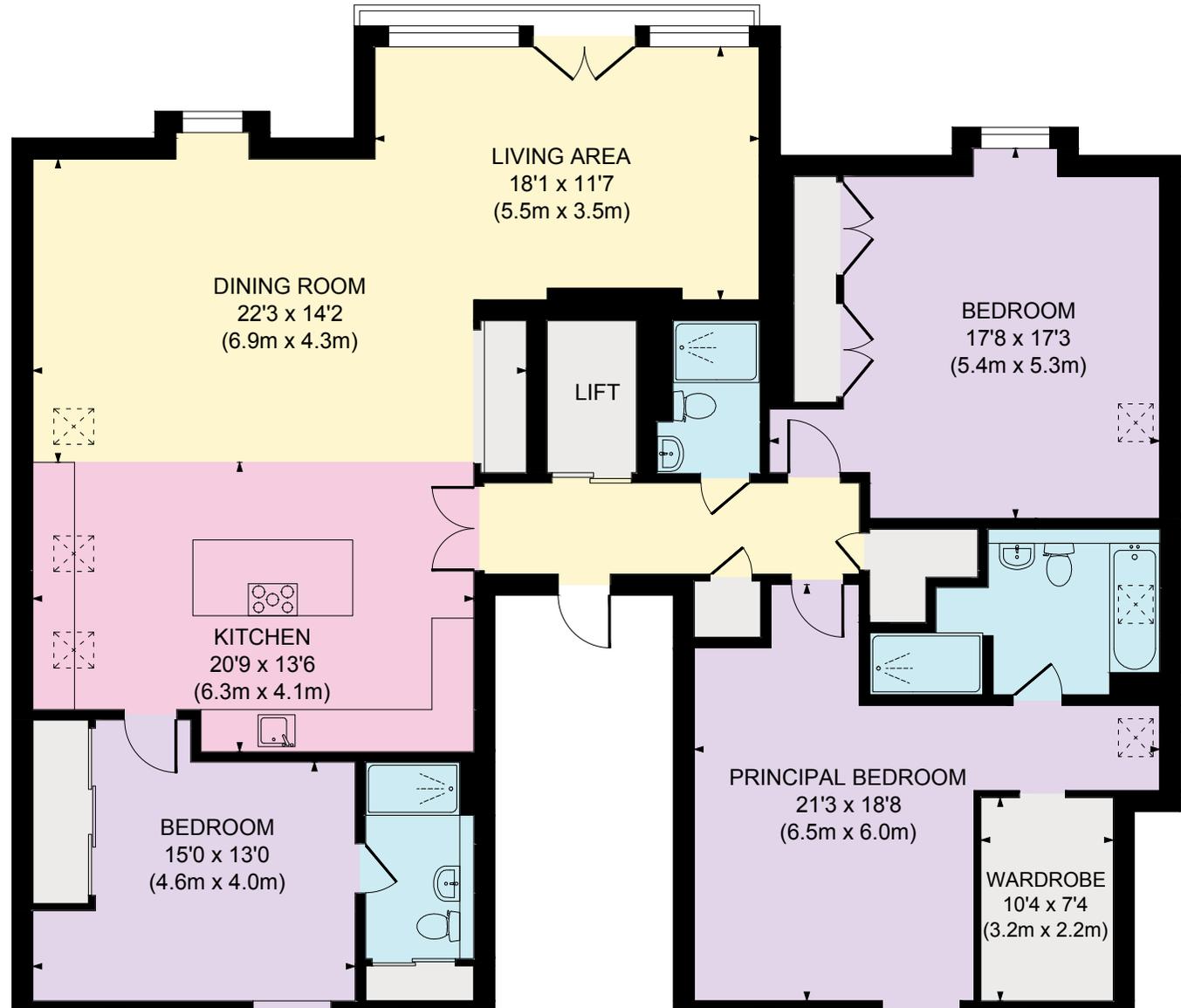
To fully appreciate the scale, quality, and exceptional finish of this unique penthouse, viewing is essential.





**Approximate Gross Internal Area**

1967 sq. ft / 182.77 sq. m



Approximate Gross Internal Area = 182.77 sq m / 1,967 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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