



WELLINGTON HOUSE

60

01932 24137

MERAKI

BEAUTY & SKINCARE

CLOUD TOWN

MOBILE PROOF LTD

THE LOCAL FOOD & WINE



ALEXANDER RUMSEY  
REAL ESTATE

# Wellington House, Walton On Thames, KT12

Guide Price £260,000

🛏️ 1 🚿 1 🚗 1



A stunning top-floor one-bedroom apartment set within the highly regarded Wellington House, a stylish conversion completed in 2019. Beautifully presented throughout, the property combines contemporary design with high-quality finishes, creating an elegant and welcoming home in the heart of Walton-on-Thames.

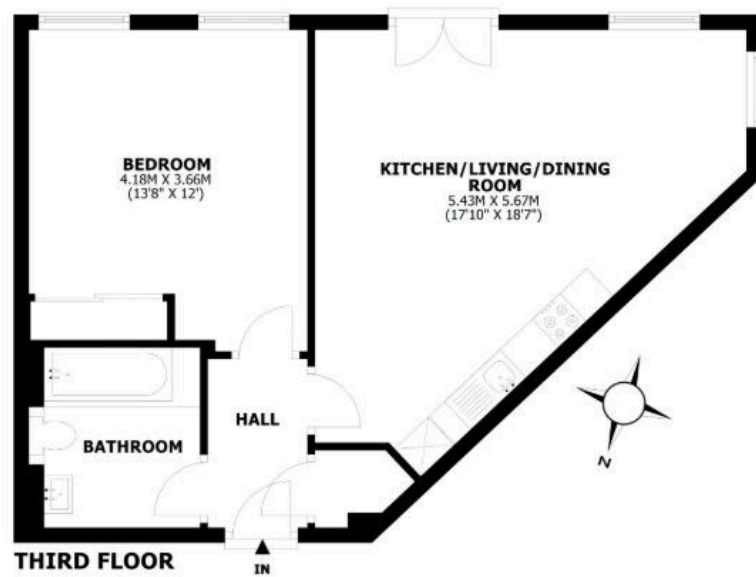
The apartment offers generously proportioned accommodation, featuring a spacious double bedroom with fitted wardrobes and soft carpeting for added comfort. The impressive open-plan living space has been thoughtfully designed to provide distinct lounge and dining areas, complemented by attractive wood flooring and a Juliet balcony that enhances the sense of light and space.

The sleek, contemporary kitchen is finished in crisp white tones and equipped with a range of integrated AEG appliances, perfectly suited to modern living. The luxurious bathroom is equally well-appointed, featuring premium fittings, stylish tiling, a large mirror, and a shower over the bath.

Further benefits include a useful internal storage cupboard, a private external lock-up store, secure communal bike storage, and a video entry system. Residents also enjoy access to exceptionally well-maintained communal areas.

Ideally positioned in the very centre of Walton-on-Thames, Wellington House is moments from an excellent selection of shops, cafés, restaurants and leisure facilities, including Marks & Spencer, Sainsbury's, Next and the popular Everyman Cinema. The picturesque River Thames is just a short walk away, offering beautiful riverside walks, charming pubs and outdoor recreation. Walton mainline station is located just under a mile from the property, providing excellent rail connections, while convenient road links, local bus services and easy access to major airports further enhance the location.





- Spacious double bedroom with fitted wardrobes
- Juliet balcony providing excellent natural light
- Luxury bathroom with shower over bath
- Private external lock-up storage unit
- Video entry system and well-maintained communal areas
- Bright open-plan living and dining area
- Contemporary kitchen with integrated AEG appliances
- Internal storage cupboard over bath
- Secure communal bicycle storage
- Prime town centre location



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	62 D
39-54	E		
21-38	F		
1-20	G		