STUART DIX
eXp



CLAREMONT

LALEHAM ROAD · SHEPPERTON · TW17 8EG

ASKING PRICE

£270,000

2	1	1	540
BEDROOMS	BATHROOM	RECEPTION	SQ FT



PROPERTY DESCRIPTION

A First Floor Flat
With Its Own Garage

A first floor two-bedroom flat with its own garage, well located for Shepperton station, the High Street and local amenities. Offered chain free with approx. 143 years remaining on the lease, it will likely suit first-time buyers, commuters and investors alike.

The front door opens into a hallway that leads to each room. The recently redecorated kitchen/reception room (approx. 18'2" x 14'11") is the centre of the flat: one open plan space. A peninsula breakfast bar separates the grey gloss kitchen from the living area without closing it off, so whoever is cooking can still talk with guests. The kitchen is fitted with an oven, hob, extractor and an integrated fridge freezer.

Bedroom one (approx. 14'6" x 8'11") has mirrored sliding wardrobes, which reflect light back into the room. Bedroom two (approx. 9'5" x 8'9") works equally well as a second bedroom, a nursery or a home office. The bathroom is fitted with a bath, and the decor throughout the flat is light. In all, the flat offers approx. 540 sq ft of living space, plus the garage.

External

The building is set within well-kept communal gardens. The flat comes with a single garage (approx. 16'2" x 8'10"), giving secure parking or storage, a practical extra for a flat this close to the station. The flat also comes with lockable storage on the ground floor.

Location, Schools & Transport

The Co-op, Sainsbury's Local and M&S Simply Food are all on the High Street. Church Square, the historic centre of the village, sits beside the River Thames, while Shepperton Lock, with its café and passenger ferry across to Weybridge, and Laleham Park are both nearby. Shepperton Studios, where films have been made since the 1930s, is on the edge of the village. Local schools include St Nicholas CofE Primary School, Saxon Primary School, Thamesmead School and the independent Halliford School. Shepperton station offers direct trains to London Waterloo. The M3, M25 and Heathrow are all within easy reach by car. Buyers should check catchment, admissions criteria and the latest Ofsted reports directly with each school.

2 BEDROOMS	1 BATHROOM
1 RECEPTION ROOM	540 SQ FT (APPROX.)

KEY FEATURES

- **TO ENQUIRE 24/7, CALL & QUOTE REF: SD1102 to arrange a viewing!**
- First floor two-bedroom flat with its own garage
- Chain free with approx. 143 years on lease
- Open plan kitchen/reception room
- Grey gloss kitchen with breakfast bar
- Mirrored sliding wardrobes to bedroom one
- Single garage approx. 16'2" x 8'10"
- Well-kept communal gardens
- Well located for station & High Street
- Direct trains to London Waterloo

Tenure: Leasehold
Length of Lease: Approx. 143 years remaining
Council Tax Band: C (Spelthorne Borough Council)
EPC Rating: C
Any Other Charges / Material Information: Service charge: £1,532.75 for 24/12/2025 to 23/12/2026. Ground rent: £0.

AT A GLANCE

Key Information

QUICK SUMMARY

Price	£270,000
Property Type	First Floor Flat
Bedrooms	2
Bathrooms	1
Reception Rooms	1
Floor Area	Approx. 540 sq ft
Tenure	Leasehold
Lease Remaining	Approx. 143 years
Council Tax	Band C
Local Authority	Spelthorne

MATERIAL INFORMATION

Parking	Garage
Storage	Lockable, Ground Floor
Heating	Gas Central Heating
Water & Electricity	Mains Supply
Chain	Chain Free
Service Charge	£1,532.75 p.a.
Ground Rent	£0
Public Right of Way	No
Flood Defences	No
Flooded in Last 5 Years	No

IMPORTANT INFORMATION

IMPORTANT: The information stated in regard to this property does not establish an offer or contract, neither will it be considered as representations. It is in the responsibility and obligation of all interested parties to confirm exactitude and your solicitor must check tenure and all lease information, fixtures and fittings, and any planning/building regulations where the property has been extended/converted/added to by way of additional buildings, perimeter boundaries or otherwise to confirm legal statuses, definitions and uses. Should further details in these respects be required, please make a written request to which a response will be given where possible. All measurements and dimensions are estimated and noted exclusively for guidance purposes only as floor plans are not to scale and their exactness cannot be confirmed in any way shape or form. Therefore the details provided must be regarded as inaccurate. Do not use any of the measurements to order carpets, fittings, carry out works, estimate sizes for furniture or obtain quotations for any intended works. Neither eXp UK nor the agent instructed to market this property has any authority to make or give any representations or warranty whatsoever in relation to this property.

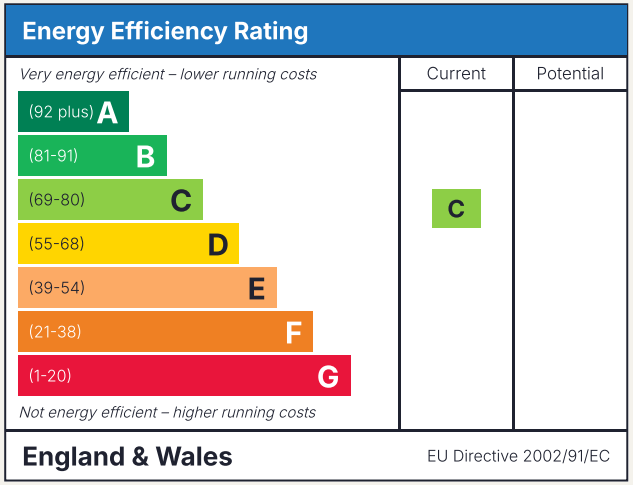
PLEASE NOTE: Photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale.

REFERENCE TO APPLIANCES and/or facilities does not imply that they are necessarily included, operational or functioning for the purpose as none of these are tested, checked for safety or otherwise. Your solicitor must check all information in this regard during the conveyancing process. Whilst the details contained within have been prepared in good faith, due to the nature of potential changes & inaccuracies; should you wish to check any of the details contained within, please make an official enquiry in writing to which checks will be carried out to confirm (to the best of the ability of the designated representative) the nature of your enquiry with a written response.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering regulations, we are required to verify the identity of anyone wishing to proceed with a purchase. These checks are carried out by a third-party verification firm, for which we charge £30 per individual, payable before the checks are completed. This charge is non-refundable once the checks have been carried out.

OFFER / PURCHASE TERMS: Any intended purchaser must supply suitable proof of financial funds prior to any offer being formally agreed. It is expected that any intended purchaser will already have confirmation in place of suitable financial arrangements prior to any offer being formally agreed alongside an appointed legal representative in respect of conveyancing.

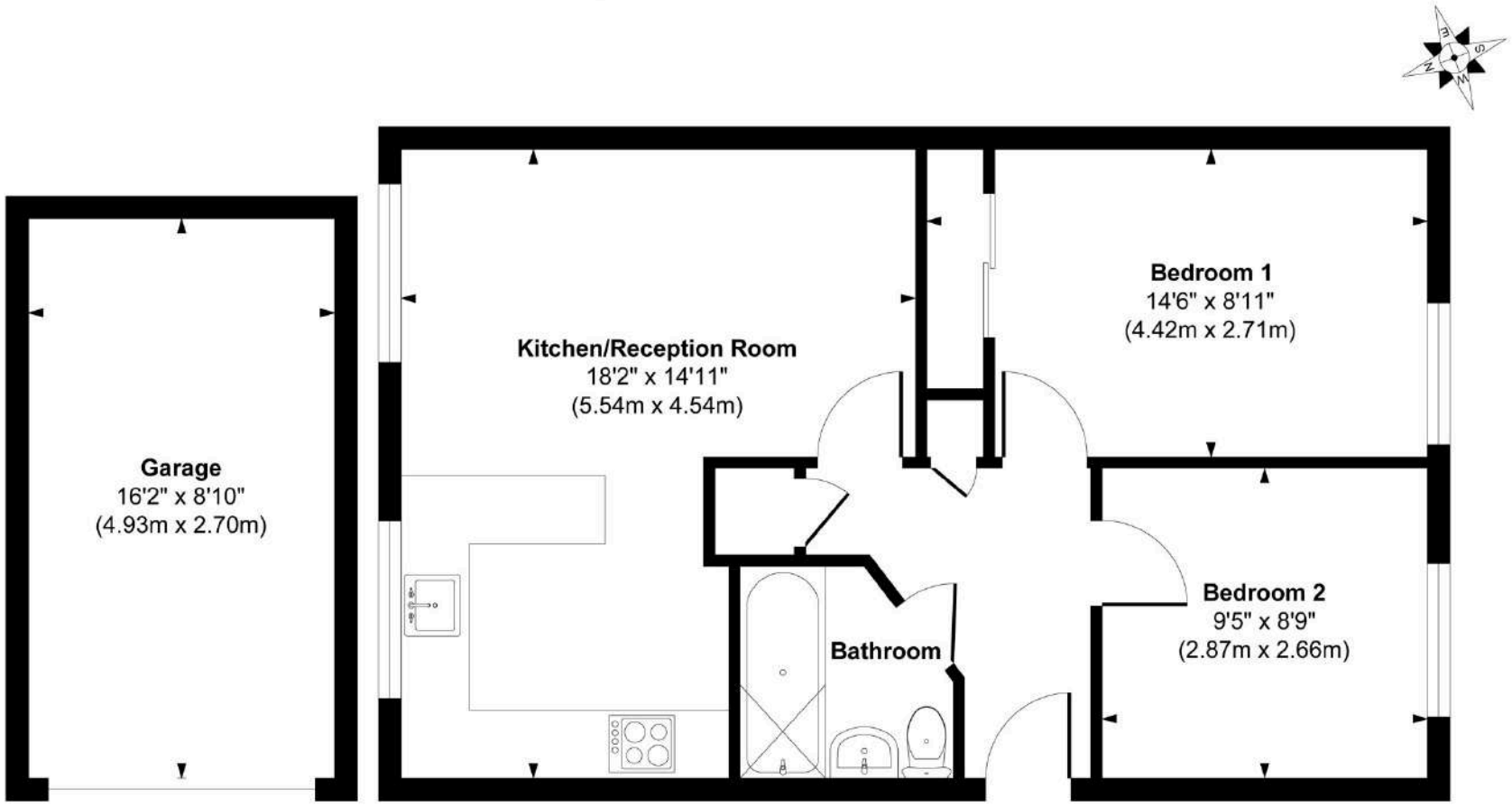
ENERGY PERFORMANCE CERTIFICATE





Stuart Dix
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Mon–Fri 9am–7pm · Sat 9am–5pm

Claremont, Laleham Road - Shepperton



Garage
Approximate Floor Area
143 sq. ft
(13.31 sq. m)

First Floor
Approximate Floor Area
540 sq. ft
(50.19 sq. m)

Approx. Gross Internal Floor Area 683 sq. ft / 63.50 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

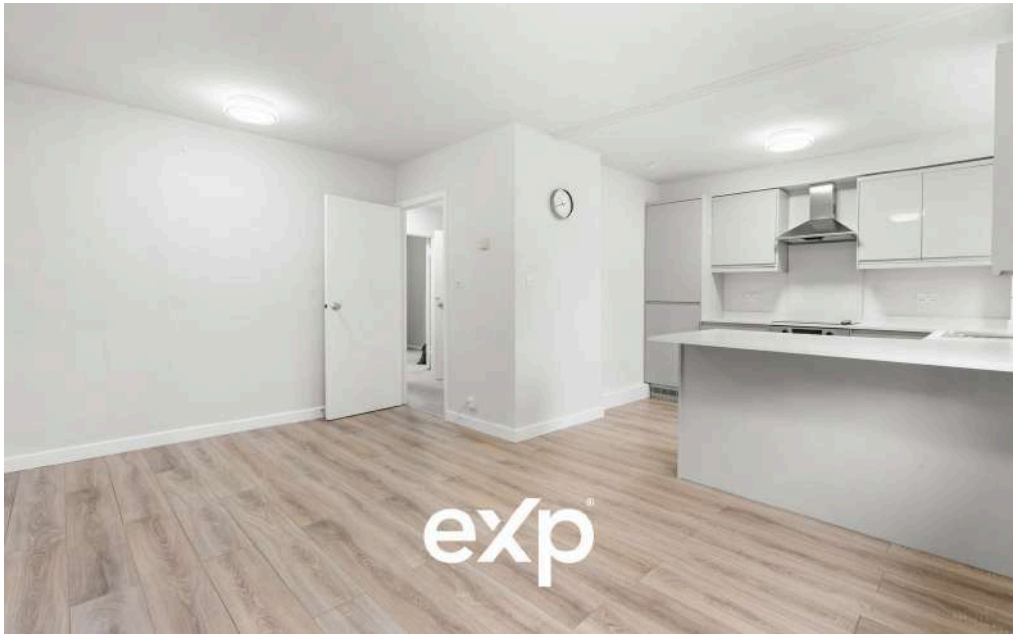
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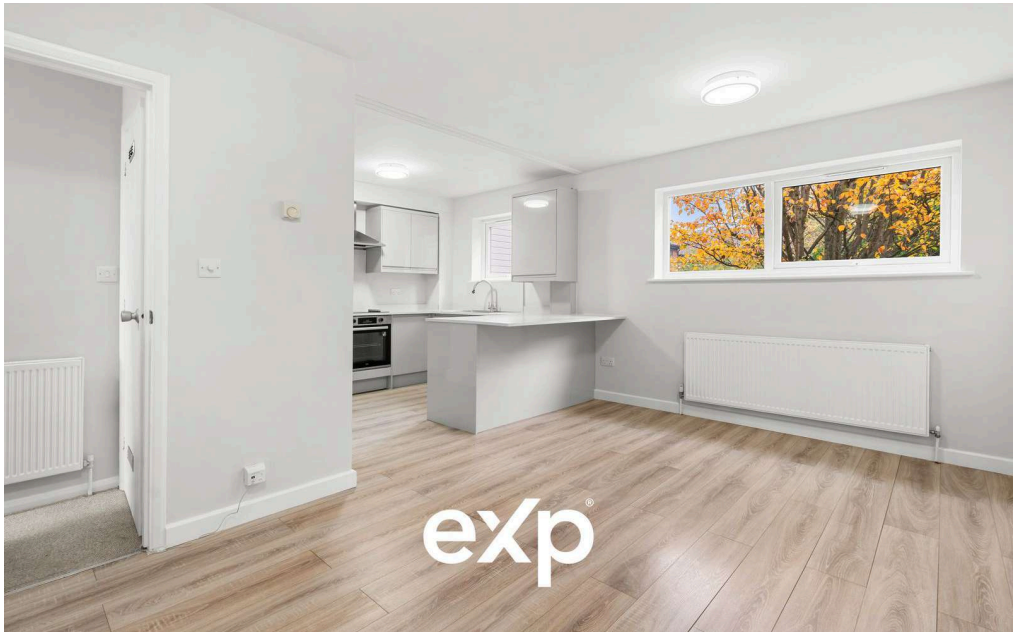
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KITCHEN & LIVING

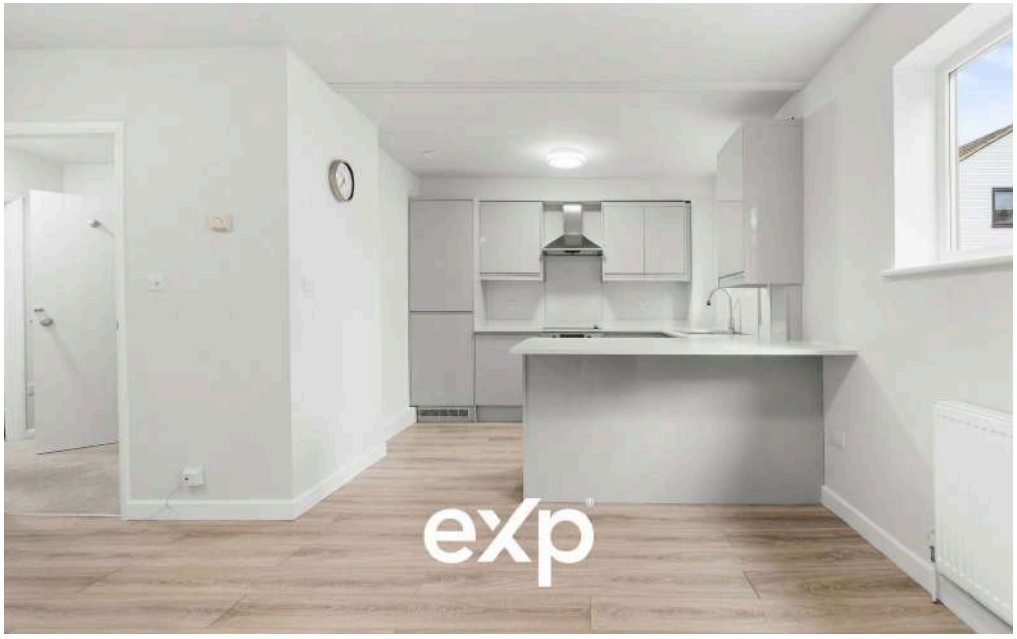
Open Plan
Kitchen & Living

One room of approx. 18'2" x 14'11" for cooking, eating and relaxing, recently redecorated, with an integrated fridge freezer.







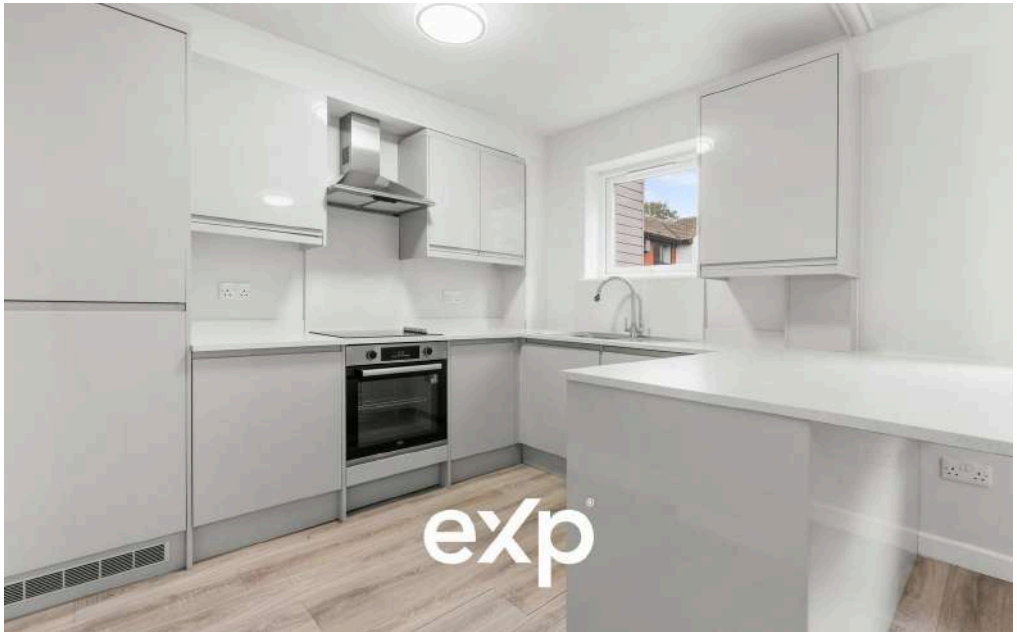


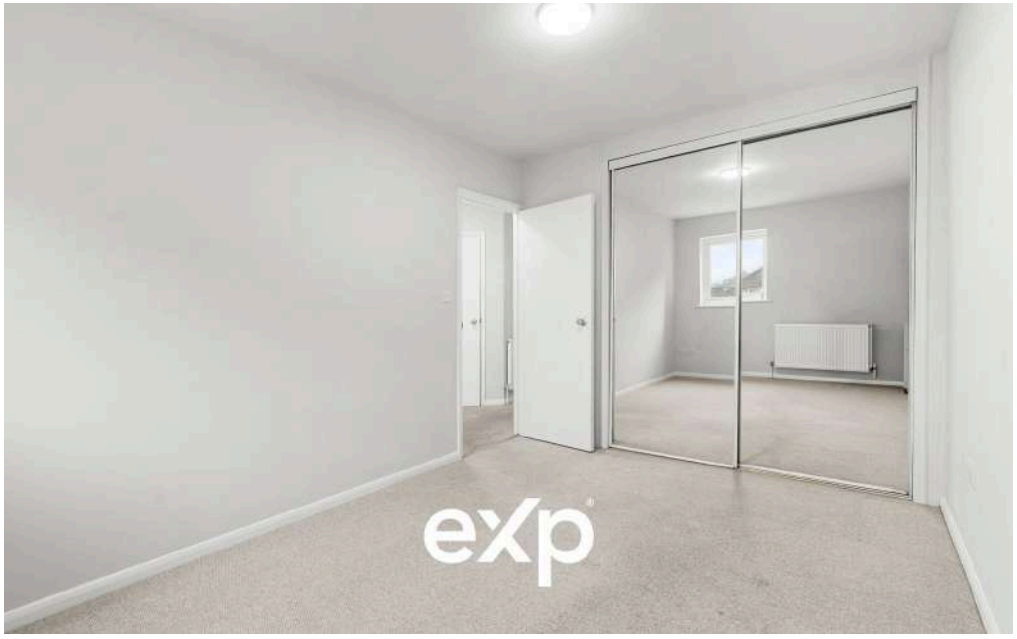
THE KITCHEN

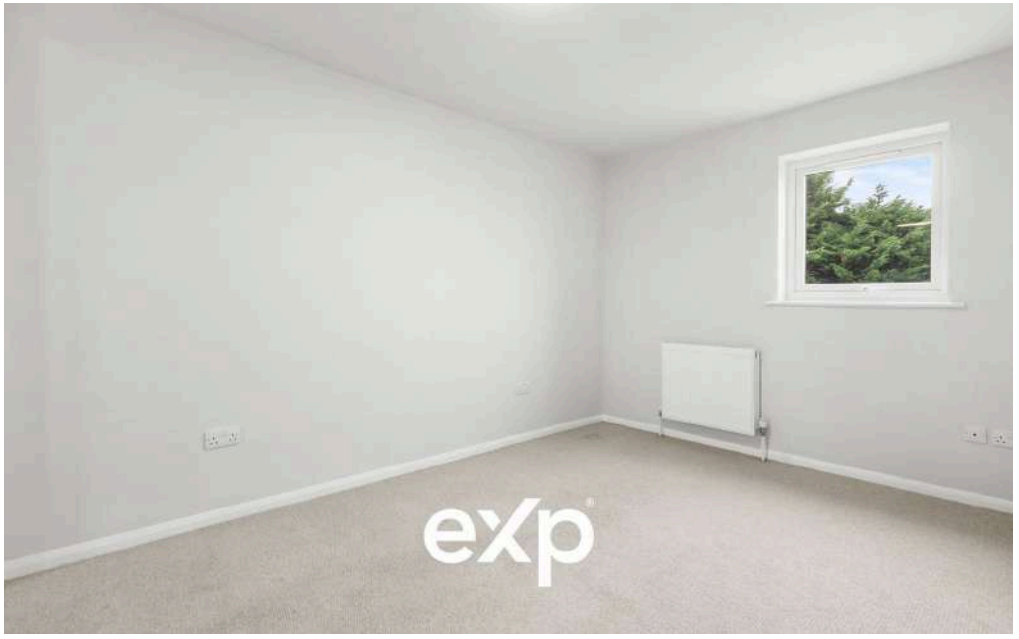
Grey Gloss
With Breakfast Bar

The peninsula breakfast bar separates the kitchen from the living area without closing it off, so the cook stays part of the conversation.







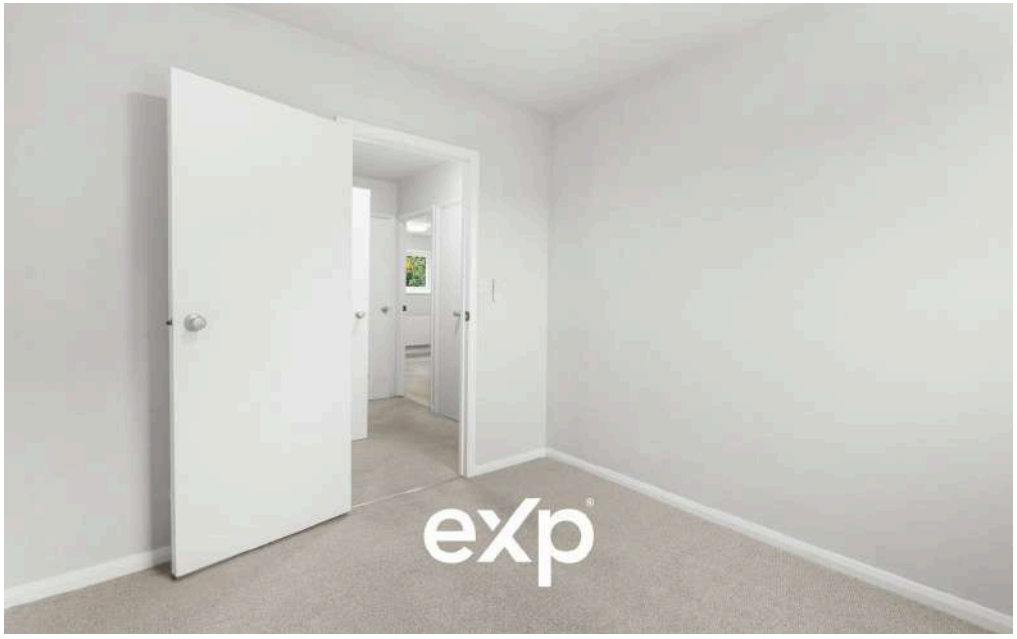


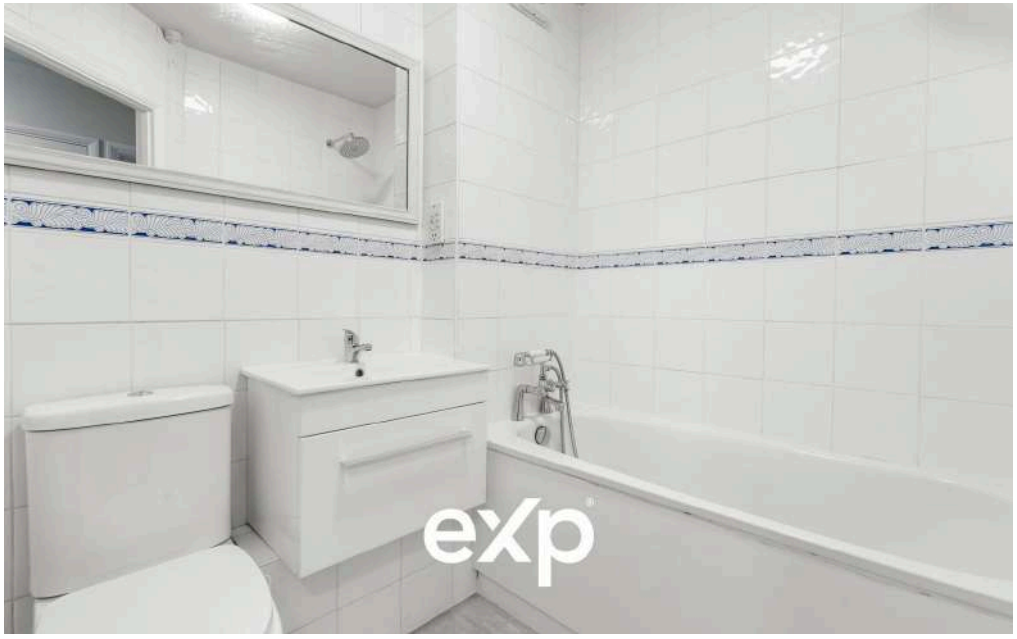


BEDROOMS

Bedroom One
With Mirrored Wardrobes

Approx. 14'6" x 8'11", with mirrored sliding wardrobes that reflect light back into the room.





OUTSIDE

Garage & **Communal Gardens**

The building sits within well-kept communal gardens, and the flat comes with a single garage of approx. 16'2" x 8'10" and lockable storage on the ground floor.







THE LOCATION

Well Located In Shepperton

Well located for Shepperton station, the High Street and local amenities, with Church Square and the Thames also close by.

LOCAL SCHOOLS

PRIMARY

St Nicholas CofE Primary School
Church of England primary

Saxon Primary School
Primary school

SECONDARY

Thamesmead School
Secondary school

INDEPENDENT

Halliford School
Independent school

Buyers should check catchment, admissions criteria and the latest Ofsted reports directly with each school.

GETTING AROUND

Well Located **For The Station**

Shepperton station has direct trains to London Waterloo, and the M3, M25 and Heathrow are within easy reach by car.

SWR
DIRECT TO WATERLOO

M3
AND M25 BY ROAD

LHR
HEATHROW BY ROAD

BY RAIL

Shepperton
Direct to London Waterloo

South Western Railway services run direct into London Waterloo.

LOCAL SHOPS

Co-op
Shepperton High Street

Sainsbury's Local
Shepperton High Street

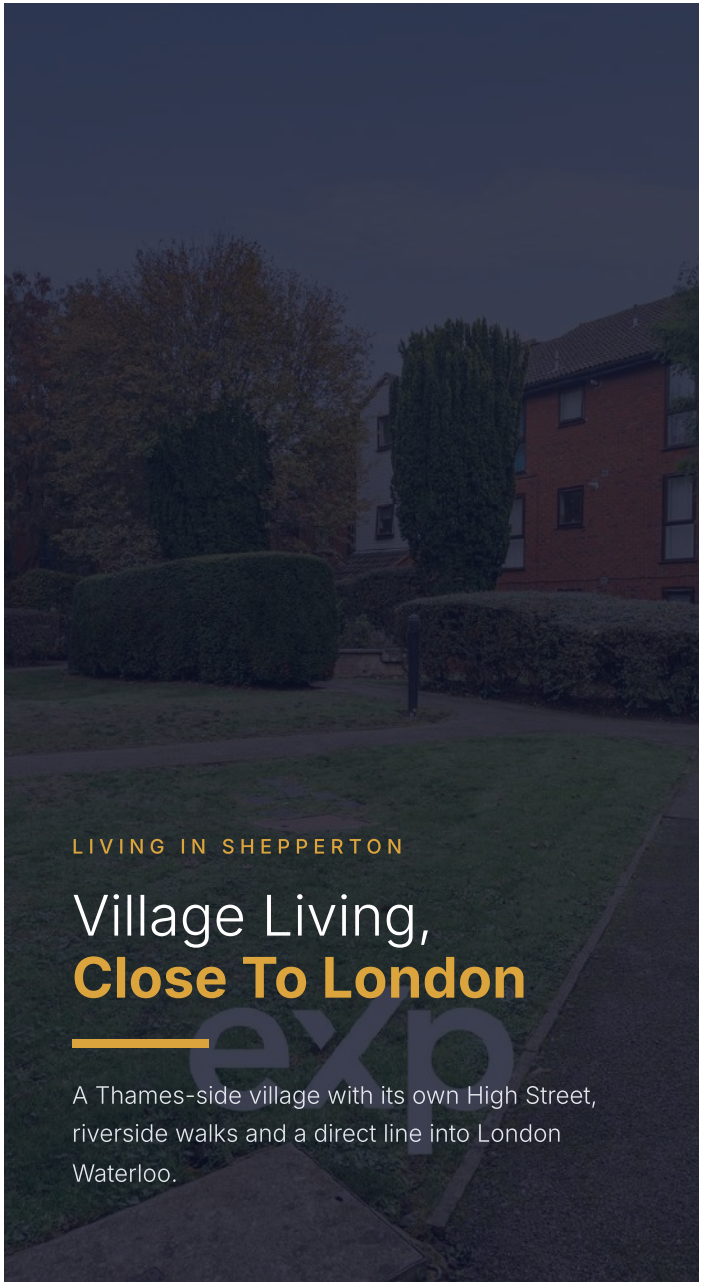
M&S Simply Food
Shepperton High Street

BY ROAD & AIR

M3 Junction 1
Towards London & the South West

M25 Junction 11
London orbital

Heathrow Terminal 4
Terminals 4 & 5



LIVING IN SHEPPERTON

Village Living, Close To London

A Thames-side village with its own High Street, riverside walks and a direct line into London Waterloo.

01

The High Street

A Co-op, Sainsbury's Local and M&S Simply Food are all on the High Street.

02

Church Square

The historic centre of the village, with its church, pubs and paths down to the river.

03

The River Thames

Shepperton Lock has a café and a passenger ferry across to Weybridge.

04

Green Spaces

Laleham Park has open lawns and riverside walks along the Thames.

05

Film Heritage

Shepperton Studios has been making films since the 1930s.

06

Easy Reach Of London

Direct trains from Shepperton run into London Waterloo, with the M3, M25 and Heathrow close by.

STUART DIX
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MEET YOUR AGENT

Stuart Dix

Your Personal Estate Agent

When you sell or let with me, you deal with me – from the first valuation to the day you hand over the keys.

As an independent agent with eXp UK, I offer a genuinely personal service across Staines Upon Thames and the surrounding areas. There are no call centres and no being passed between departments: I carry out every valuation, prepare the marketing, accompany viewings, negotiate offers and stay closely involved right through to completion.

I believe the best results come from clear advice, honest communication and being available when it matters to you – which is why I work late into the evening during the week and on Saturdays. Whether you are buying, selling or letting, my aim is simple: to make your move as smooth and rewarding as possible.

AREAS COVERED

Staines-Upon-Thames · Ashford · Egham · Wraysbury · Shepperton · Laleham · Feltham · Bedfont



Personal agency
at its finest.

Arrange A Free Valuation →

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