



London Road, Stoneleigh

The PERSONAL Agent

# Guide Price £390,000

## Leasehold - Share of Freehold

- Spacious Ground Floor Maisonette
- Off Road Parking and Garage En Bloc.
- Private Front Entrance
- Spacious Reception Room
- Fitted Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Direct Access to Rear Garden
- Additional Garden Area Behind Garage
- Share of Freehold with 900 Year Plus Lease

An opportunity to acquire a spacious two double bedroom ground floor maisonette with direct access to a private, fully enclosed rear garden, complemented by a garage and off street parking. This elegant property is offered with a share of the freehold and a lease in excess of 900 years, and is enviably positioned directly opposite the historic Nonsuch Park. The vendor is able to accommodate a swift sale, and an internal viewing is strongly advised to fully appreciate all that this charming home has to offer.

There is an additional area of land located behind the garage that belongs to the property which can be used as a detached garden with space for green house, home office or shed.

Homes of this period are renowned for their exceptional proportions, often surpassing the size of more modern alternatives, making them an ideal choice for buyers seeking a property that bridges the gap between an apartment and a traditional house and under the carpets lay the original parquet block flooring.



You enter the property via a private entrance which opens into a traditional hallway with doors leading to all rooms. The main living space is positioned to the rear and features a spacious reception room with a feature fireplace, along with double glazed leaded light windows and matching French doors that open directly onto the pretty and secluded rear garden. The kitchen sits adjacent and offers generous worktop space and fitted storage.

Both bedrooms are well proportioned doubles with high ceilings and front facing windows, and they are served by a modern bathroom fitted with a matching three piece suite.

Outside, the garden is pet and child friendly, with access to a practical brick built storage area. A timber decked terrace leads onto a level lawn, and a rear gate provides access to a garage en bloc, approached via a shared driveway.

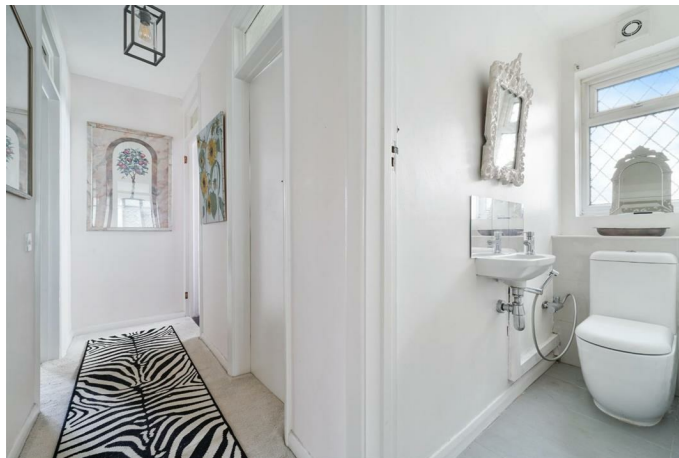
Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every

twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure - Share of Freehold  
Length of lease (years remaining) - 927 (999 years from 25/3/1954)  
Annual ground rent amount (£) - 100 p/a  
Annual service charge amount (£) - 1200 p/a  
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

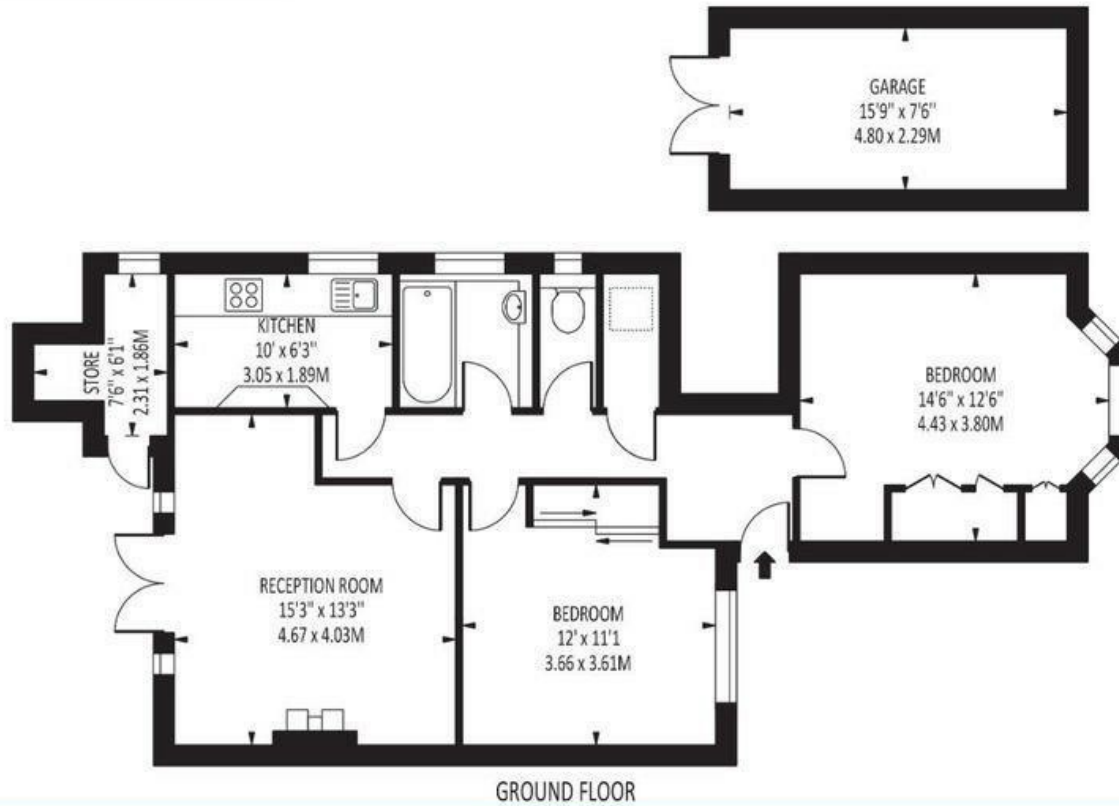




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## Anne Boleyn Court

Total Area: 878 SQ FT • 81.53 SQ M  
 (Including Garage & Store)  
 Garage Area: 118 SQ FT • 10.99 SQ M  
 Store Area: 31 SQ FT • 2.87 SQ M



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		EU Directive 2002/91/EC	

Disclaimer: For illustration purposes only  
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

### BANSTEAD OFFICE

141 High Street  
 Banstead, Surrey, SM7 2NS  
 01737 333 699

### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
 Tadworth, Surrey, KT20 5AG  
 01737 814 900

### LETTINGS & MANAGEMENT

157 High Street  
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 01372 726 666

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

