

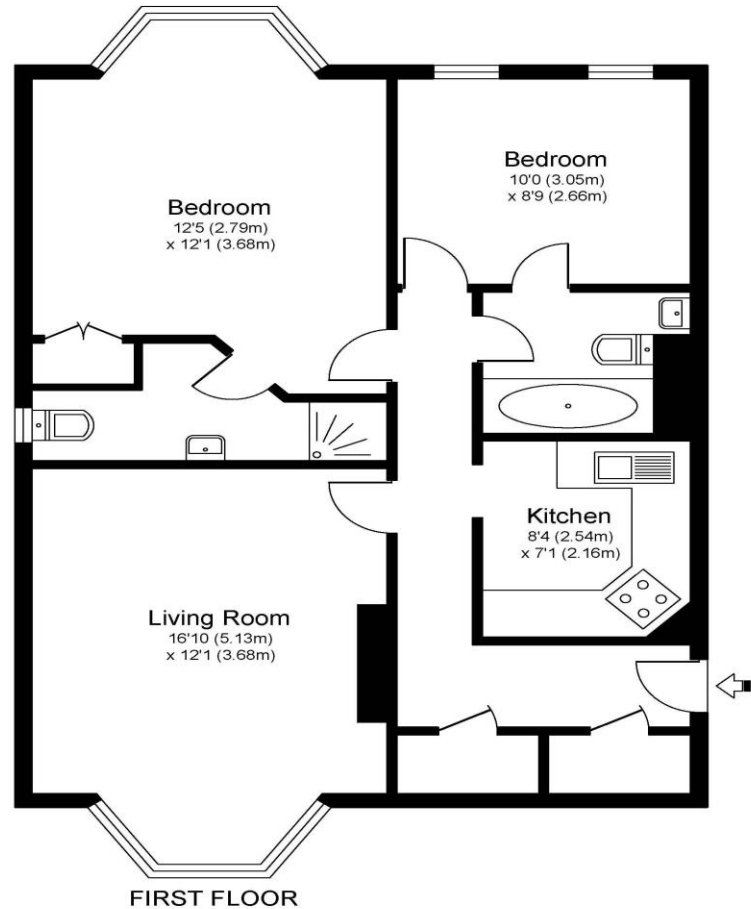


**4 Lyster Mews Cobham Surrey KT11 1LA**

**£1775pcm + Initial deposit**



LYSTER MEWS, COBHAM, KT11



Approximate Gross Internal Floor Area: 63 m sq / 675 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Situated within an exclusive gated development, this superb first-floor apartment offers modern living with an abundance of natural light throughout. The heart of the home is a spacious living room featuring a charming bay window with shutters and a contemporary electric fireplace. The accommodation further comprises a separate, fully-fitted kitchen with appliances and two well-appointed bathrooms; this includes a private en-suite to the principal bedroom and a versatile Jack-and-Jill bathroom serving both the second bedroom and the hallway. Refined finishes include wood flooring throughout, double-glazed windows, and gas central heating, complemented by two generous storage cupboards in the entrance hall. Residents benefit from a secure entry system, an allocated parking space, and additional visitor parking. Perfectly positioned for the amenities of both Cobham and Esher high streets, the property is ideally located for the A3, providing swift access to the M25, M3, and both Heathrow and Gatwick airports. Offered unfurnished and available from 30th April 2026. EPC

Rating: C



**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.