



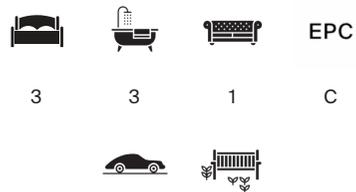
WHITE LION GATE

Cobham, KT11



# THREE-BEDROOM PENTHOUSE LOCATED IN COBHAM, KT11

An exceptional lateral penthouse, recently renovated to a high specification, located within an exclusive gated development.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Share of Freehold

Service charge: £4,000 Per Annum



## DESCRIPTION

There is a fantastic open-plan kitchen/dining room/living area which benefits from a Juliette balcony.

### Specification List:

- Underfloor heating throughout
- Concrete floors
- Direct lift access to your front door
- Two underground parking spaces
- Share of freehold
- Communal garden
- Lift recently replaced in the block











## DESCRIPTION

Located 0.3 miles from Cobham High Street, which offers a great range of independent and well-known shops, cafes and restaurants, including Waitrose, The Ivy Brasserie, Joe & The Juice and many more. The river Mole runs along the edge of the village and offers a walk along the Tilt and through to Stoke d'Abernon, where there is a direct train service from Guildford to London Waterloo via Cobham & Stoke d'Abernon train station.

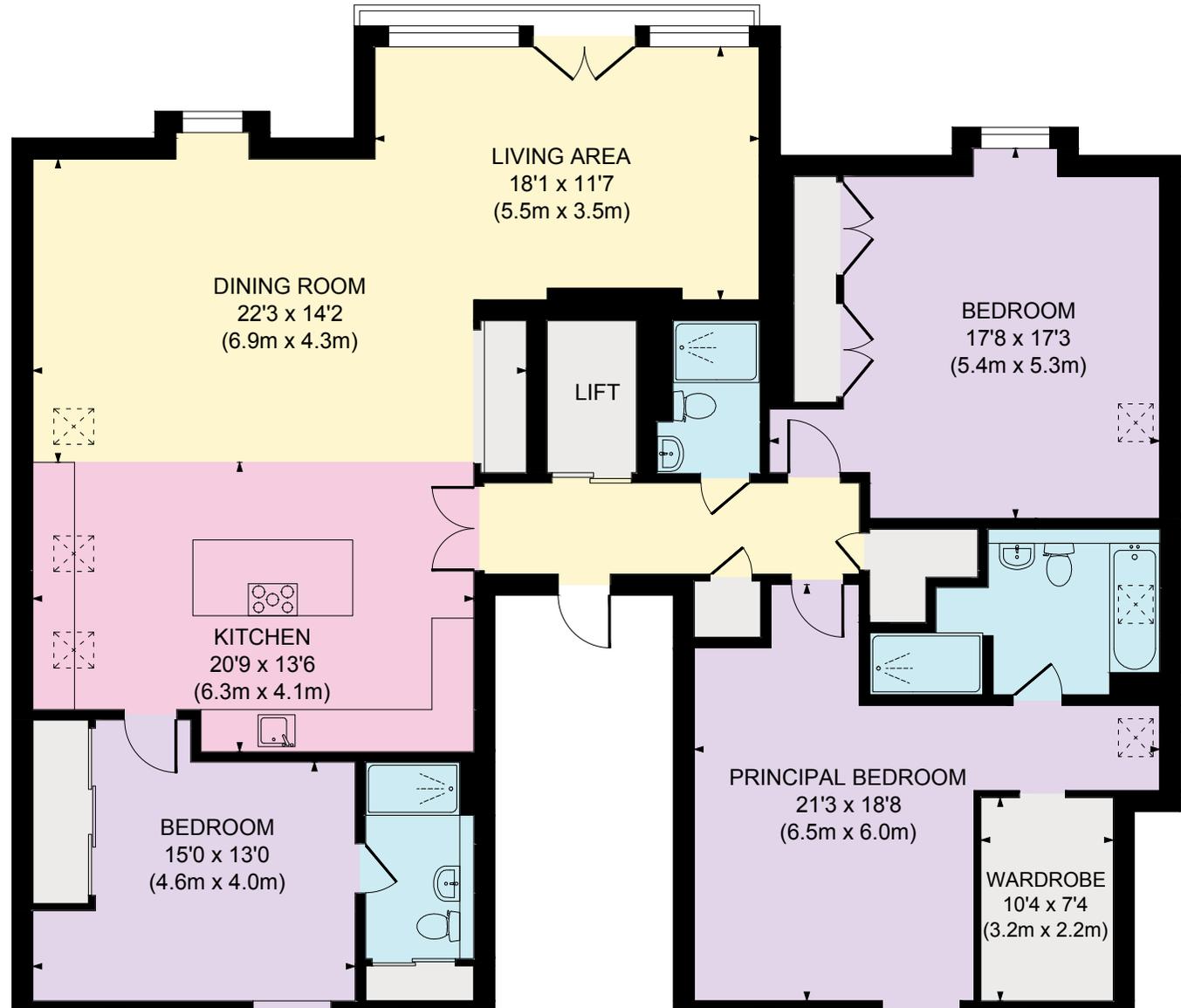
There is easy access to the A3, which links to Junction 10 of the M25, useful for connections to Gatwick and Heathrow Airports. The larger towns of Esher, Guildford and Kingston Upon Thames are nearby and provide excellent shopping, leisure and entertainment facilities.





**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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