



Claremont Lane, Esher, KT10





Flat for sale in Esher Town Centre.

An immaculately presented two bedroom, two bathroom first floor flat located moments from Esher high street.

Set behind private gates in a modern development the apartment has benefits from a new bathroom, new carpets and wood floors, underground allocated parking space and communal grounds.

Located moments from Esher High Street which has an excellent range of restaurants and shops including Waitrose, Cote, Gail's Bakery, Fego's, Giggling Squid, The Good Earth an Everyman Cinema along with a number of coffee shops and pubs.

Tenure: Share of Freehold

Local Authority: Elmbridge Borough Council

Council Tax Band: F





Schooling in the area is superb with a large number of private and state schools in the immediate area including Claremont Fan Court, Shrewsbury House, Rowan, Esher Church School. The ACS Cobham International School, Reeds and Danes Hill are also conveniently located.

Communication links are excellent with the station providing a fast and frequent service to London Waterloo, The A3 provides direct access to central London, the M25 and the South.

The towns of Kingston upon Thames and Guildford are a short distance away providing a wide selection of high street names and department stores.

Esher town centre - 100 yards

Esher station - 1 mile

Cobham - 4 miles

Kingston - 4.75 miles

Central London -18 miles

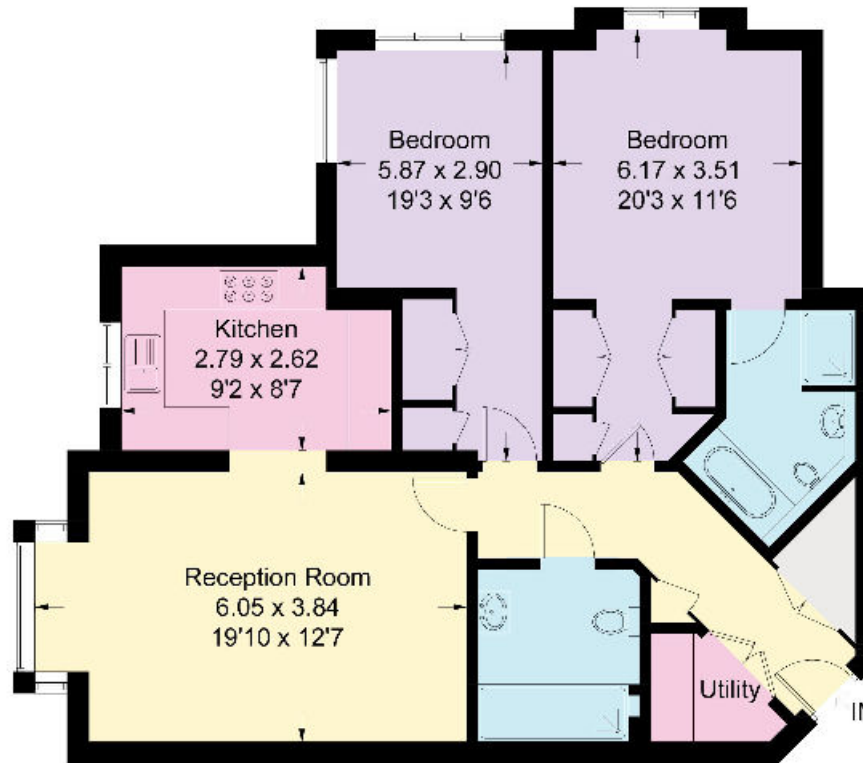
All distances are approximate.

Any schools referenced are subject to catchment areas and entry requirements.



Claremont Lane, KT10

Approximate Gross Internal Area = 92 sq m / 991 sq ft



First Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
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.
www.london58.com © 2024 hello@london58.com

Knight Frank

47 High Street

Esher

KT10 9RL

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Adam Burlison

01372 239984

adam.burlison@knightfrank.com

Maisie Bywater

01372 885661

maisie.bywater@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2024. Photographs and videos dated June 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.