



# LEOPOLD COURT

Princess Square, Esher, Surrey, KT10



# A STUNNING GROUND-FLOOR APARTMENT

An elegantly proportioned ground-floor residence within the exclusive gated development of Princess Square, within a short distance of Esher High Street and the tranquil woodlands of Esher Common.



2 2 1 B

Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Leasehold

Ground rent: Approx £1,000.00

Service charge: Approx. £8,355.00



## LOCATED IN THE EXCLUSIVE PRINCESS SQUARE

Designed by renowned architect Julian Bicknell, Princess Square was built in 2010 by Royalton to replicate the architecture and ambience of London's historic squares, with a focus on the highest specification for luxury living.

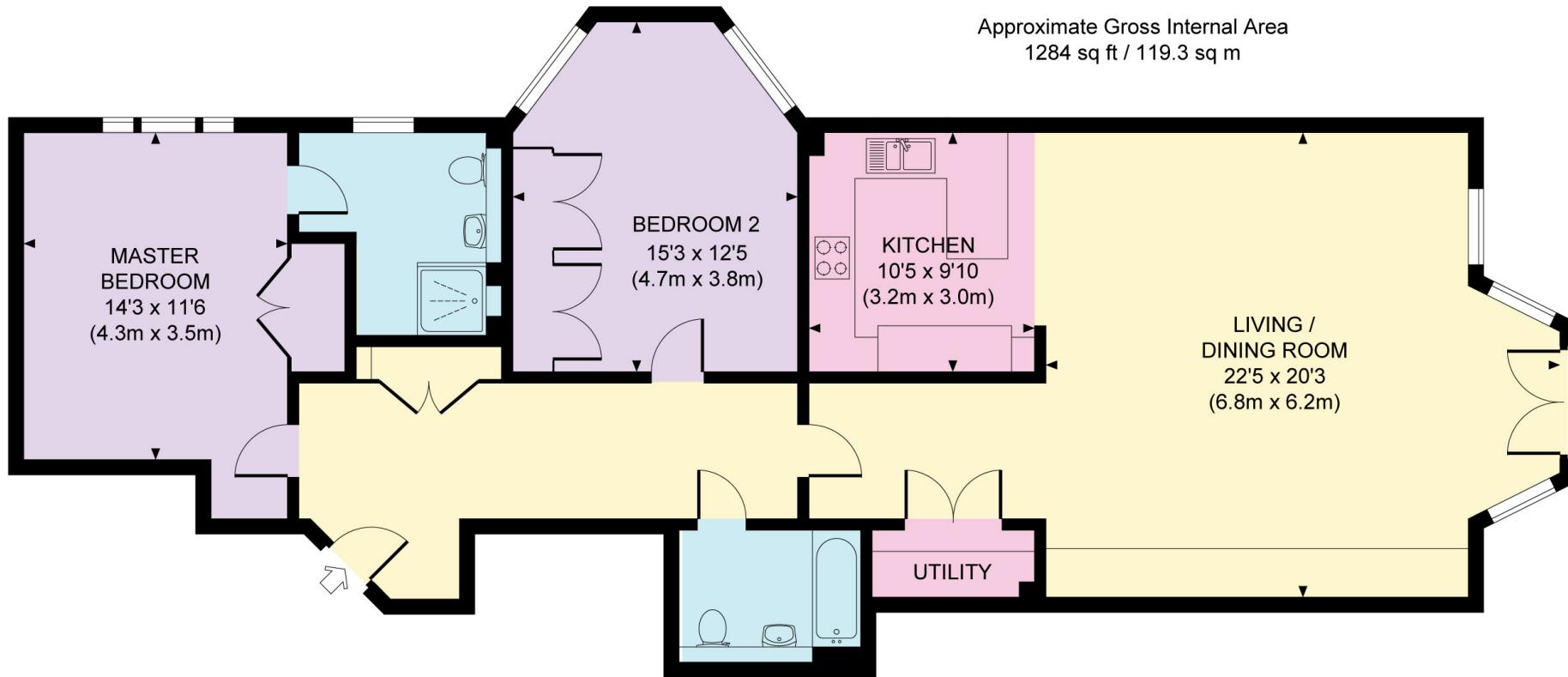
The two-bedroom, two bathroom apartment boasts an exceptional range of high-quality features, including:

- Luxurious reception and dining area designed for open-plan living
- High-end kitchen with integrated Miele appliances
- South-facing private terrace with direct access to the residents' garden
- Crestron mood lighting and integrated Sonos sound system
- Air-conditioning in the reception, kitchen, and principal bedroom
- Generous wardrobe and storage space
- Underfloor heating throughout
- Exceptional security arrangements

Princess Square residents benefit from a concierge service, beautifully appointed and private landscaped gardens, and a private gymnasium.

Close by, Esher High Street offers an excellent range of shops, boutiques, cafes and quality restaurants and also includes a Waitrose, and an Everyman cinema. The town has excellent road and rail links with nearby Esher and Claygate stations providing a frequent service to London Waterloo. The A3 provides direct access to central London and the M25. Nearby, Sandown Park racecourse, Hampton Court, the River Thames, Painshill Park and Claremont Landscaped Gardens provide a wealth of amenity interest. The larger towns of Guildford and Kingston-upon-Thames, which have an extensive selection of high street names and department stores, are also within easy reach.







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