



Leopold Court, Princess Square, Esher, Surrey **KT10**



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The imposing hallway with marble flooring leads through to the principal bedroom with fitted wardrobes and a stylish en suite shower room. The guest bedroom has wardrobes and the sole use of the beautiful bathroom suite. Accessed through double doors, the open-plan kitchen, living room, and dining room are extremely impressive. The bespoke kitchen by Extreme Design has a full range of Miele appliances and is complimented by an integrated breakfast bar.



Guide price: £4,000 per calendar month

Furniture: Available furnished/unfurnished

Tenancy available from: 5th February 2024

Minimum length of tenancy: 12 months

Deposit: £4,615.38

Local authority: Elmbridge Borough Council

Council tax band: G



Further rooms

The spacious double-aspect living dining area is an ideal room for entertaining. It is finished with bespoke timber flooring and features a south-facing Juliet balcony. In addition, there is a utility cupboard with an integrated Miele washing machine and tumble dryer, as well as a hallway storage cupboard.





Location

Esher is one of the most sought-after locations outside London. A popular address for those who like being close to the capital but enjoy the tranquillity of a more rural setting.

Esher is a place with a great range of boutiques, salons and a fine selection of restaurants, bar and pubs. The towns of Kingston upon Thames and Guildford are nearby providing a wide selection of high street names and department stores. An excellent commuter location, Esher's mainline station provides a fast and regular service to London Waterloo and the A3 is a short drive away giving access to central London, the M25, Heathrow and Gatwick airports. Schooling in the area is superb with the Claremont Fan Court School nearby, the ACS Cobham International School, Danes Hill in Oxshott and Notre Dame in Cobham

Cobham 4 miles, Central London 22 miles, A3 21"•,Äü2 miles, M25 (J10) 3 miles (Distances approximate).



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Approximate Gross Internal Area = 102.8 sq m / 1107 sq ft
(Including Reduced Headroom)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

 = Reduced Headroom



Second Floor

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