



One Leverton, St. George's Avenue, Weybridge





A **ground floor apartment** close to Weybridge station and the boutique shops and restaurants of Queens Road.



3



3



1



1



2

EPC

D

Tenure

Long Lease

Local Authority

Elmbridge Borough Council

Council Tax

Band E



Occupying the entire ground floor of this impressive Victorian property, this double fronted extremely large apartment, with private gardens to the rear and front, benefits from sole parking for at least two cars, a separate sizable entrance hall, unprecedented high ceiling throughout, well proportion large rooms, oak wooden flooring, underfloor heating throughout, tall double glazed sash windows and contemporary fitting and fixtures.



The accommodation benefits from an impressive reception room with a working fireplace, large windows and double doors leading out to a private decked and lawned area, an impressive kitchen with natural stone floors and wall mounted display cabinets and has access to a large kitchen utility room/larder. The remaining accommodation comprises of; a sizeable principal bedroom benefiting from a dressing area and en suite bathroom, bedroom two with dressing area and en suite shower room, bedroom three/ family room with another working fireplace and an additional shower room.

In addition, the apartment benefits from a bonus room of approximately 345 square feet to the lower ground floor, which could be used as an additional bedroom, or media/cinema room, with a laundry room located under the stairs which could easily be turned into another bathroom if so desired. Parking is situated at the front of the building and is exclusive to the apartment. The whole apartment has undergone a full refurbishment with extra attention to soundproofing every ceiling in the property and special consideration to detail to restore the apartment to its original formal glory

Location

St George's Avenue is situated in a convenient location, walkable to Weybridge Station which offers direct services to London Waterloo in under 40 minutes.

There is easy access to the A3 with links to Junction 10 or 11 of the M25, useful for connections to Gatwick and Heathrow Airports.

Weybridge High Street has a good range of day-to-day facilities including Waitrose and a number of cafe's, pubs and restaurants including Giggling Squid, Gails and The Queens Head.

Queens Road is also easily accessible and also offers a selection of cafes, shops and restaurants.

There is plenty of green open space locally and several attractive riverside walks for weekend relaxing.



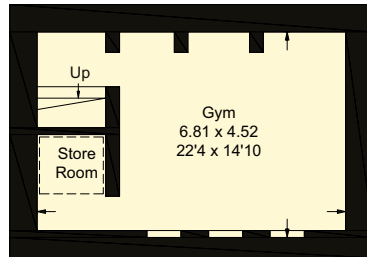
Approximate Gross Internal Floor Area

207.1 sq m / 2229 sq ft

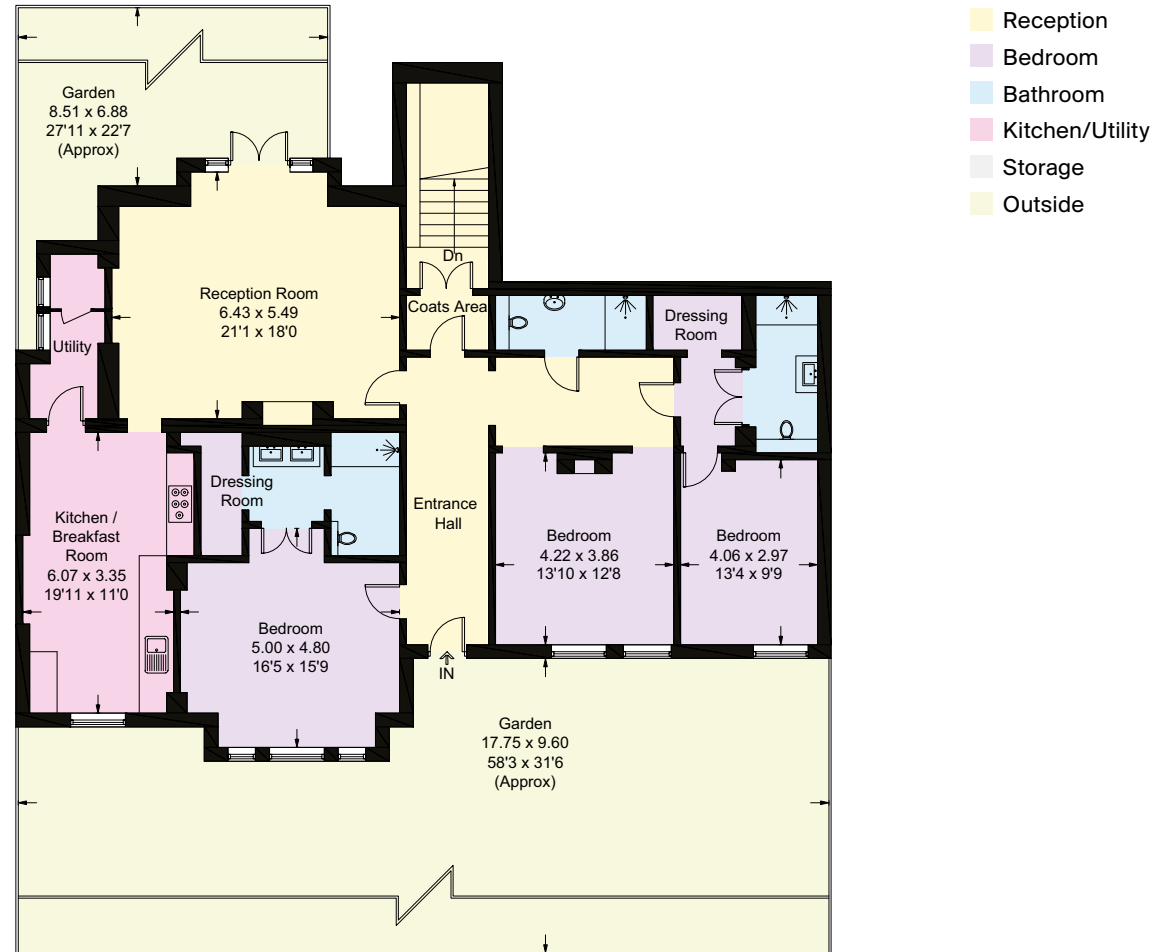
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



= Reduced Headroom



Lower Ground Floor



Ground Floor

Knight Frank Weybridge

20 High Street

Weybridge

KT13 8AB

knightfrank.co.uk

I would be delighted to tell you more

Natalie Berthiaud

01932 548002

natalie.berthiaud@knightfrank.com

Matthew Scott

01932 548001

matthew.scott@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 November 2024. Photographs and videos dated November 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. Brochure by wordperfectprint.com