



High Street, Esher, KT10 9QY

£1,200 PCM





- AVAILABLE MARCH 2026
- SECOND FLOOR APARTMENT
- ELECTRIC HEATING
- NEUTRAL DECOR
- 20 MINUTE TRAIN RIDE TO LONDON FROM Esher Station
- UNFURNISHED
- OPEN PLAN LIVING ROOM/KITCHEN
- HIGH QUALITY FIXTURES AND FITTINGS
- CENTRAL HIGH STREET LOCATION

## Description

Recently redeveloped spacious second floor apartment. Located in the centre of Esher High Street and close to numerous cafes, restaurants and shops. Offering open plan living with high quality fixtures and fittings throughout.

## Situation

Surrounded by peaceful woodland and mature countryside, Esher is a haven for walkers and cyclists looking to get away from the hustle and bustle of the city whilst being in easy reach of Central London. Sought after due to the exceptional links to London and the community feel, Esher provides the perfect balance of rural living and convenience, with nearby Esher and Surbiton offering a wealth of individual shops and restaurants as well as more practical convenience stores for everyday essentials.

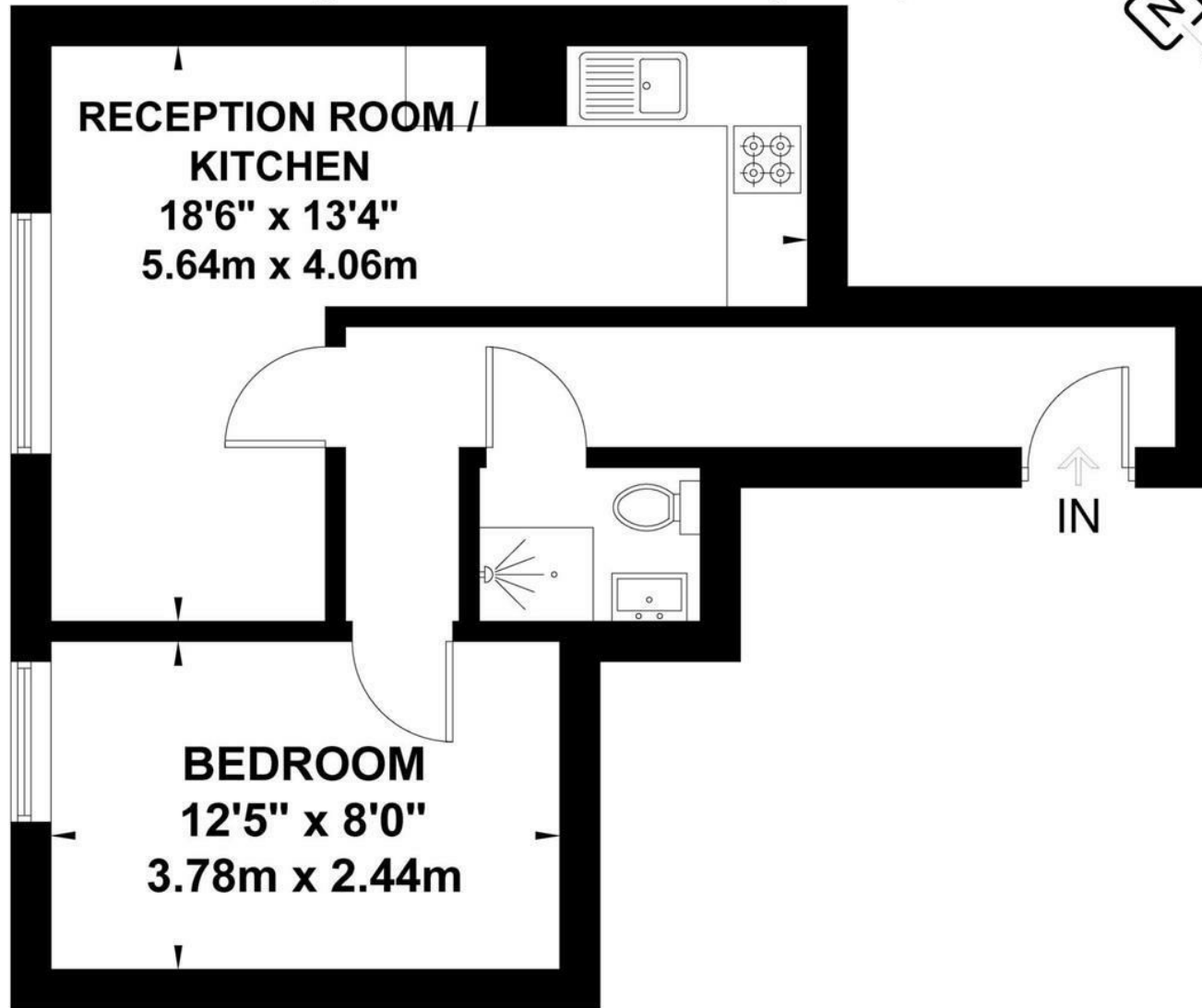
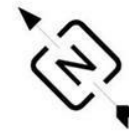
Esher and Claygate train stations are just 1 mile away and provide regular and direct services to London Waterloo.

The schooling availability within the area is fantastic, offering an excellent array of both state and independent schools including Esher Church School, Shrewsbury Lodge, Milbourne Lodge, Rowan, Claremont Fan Court and the Cobham ACS International School. There is also excellent rail access to the schools of Wimbledon, Surbiton and Guildford.

EPC	B
Council Tax Band	B

# High Street, Esher

Approximate Gross Internal Area = 35.6 sq m / 383 sq ft



## SECOND FLOOR

Exposure House © 2022  
www.exposure.house

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

### INFORMATION FOR TENANTS

#### Holding Deposit

We require one weeks' rental, payable by bank transfer as a holding deposit to secure a property. Once we have received your holding deposit, current legislation stipulates that the necessary paperwork should be completed by all parties within 15 days or such longer period as might be agreed.

**Should your offer be agreed and you decide to proceed with a tenancy we require:**

A refundable holding deposit of one weeks' rent at the beginning of negotiations. This amount will be deducted from your first months' rent prior to the commencement of the tenancy. Please be aware that should you withdraw from the negotiations, or be unable to provide suitable references this amount is **non-refundable**. Please further note that until this initial amount is paid the property may continue to be offered for rental.

#### References

We use the referencing company, Rightmove Referencing. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

#### Rent

Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

#### Deposit

A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

#### Inventory and schedule of condition

A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne by the Landlord.

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**patrick  
gardner**  
LETTINGS