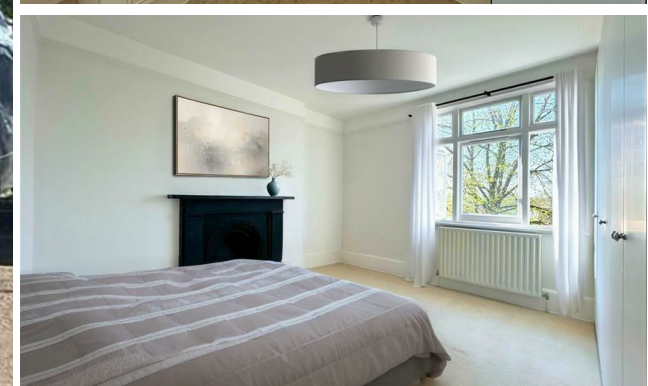**RAWLINSON &WEBBER.**

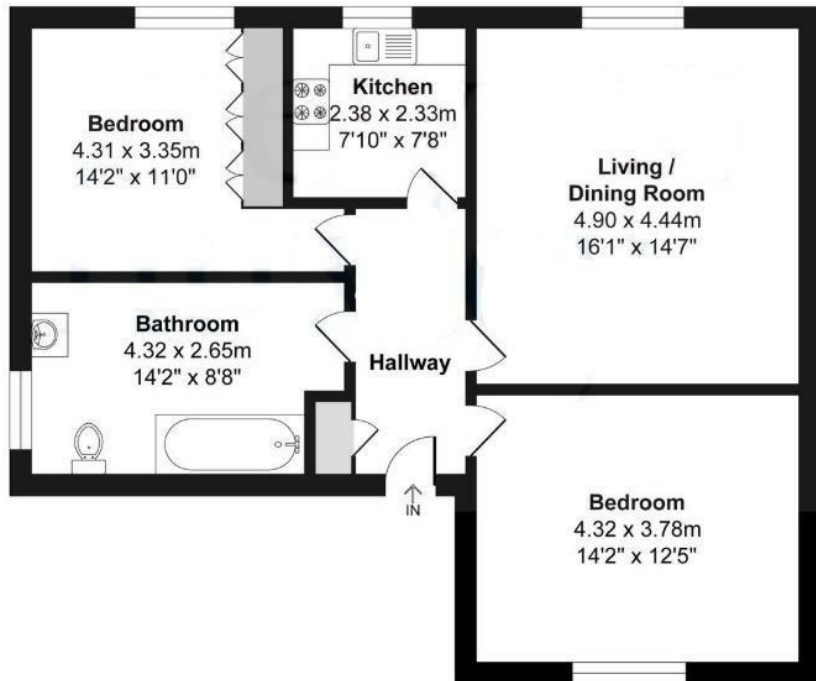Wolsey Road, East Molesey
Asking Price £450,000 Freehold

## Wolesey Road

Total Area: 76.40 m²    822.36 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
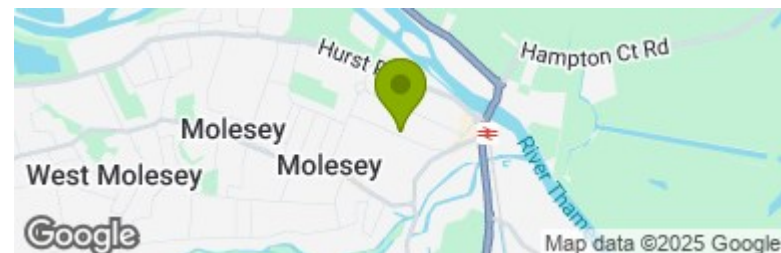Made with Metropix ©2025

**RAWLINSON &WEBBER.**

**Kitchen**
2.38 x 2.33m
7'10" x 7'8"

**Bedroom**
4.31 x 3.35m
14'2" x 11'0"

**Living / Dining Room**
4.90 x 4.44m
16'1" x 14'7"

**Bathroom**
4.32 x 2.65m
14'2" x 8'8"

**Hallway**

IN

**Bedroom**
4.32 x 3.78m
14'2" x 12'5"

## Council Tax Band    D    EPC Rating:    D

Energy Efficiency Rating

# Property Description

Rawlinson and Webber are pleased to offer for sale with no onward chain; this stunning top-floor period conversion apartment. Comprising two large double bedrooms, a modern bathroom and a sunny south-facing kitchen.

This property offers comfort and style in a premier road location. Situated in a much sought-after residential road in East Molesey village, close to the River Thames and within easy access of local shops and schools. Bridge Road with its numerous cafés, restaurants, boutiques and antique shops is only a short distance away, as is Hampton Court Station (TFL ZONE 6, connecting to London Waterloo) and bus terminal (ideal for the daily city commuter). Kingston-Upon-Thames with its renowned and diverse shopping facilities is close by. Molesey is also serviced by a library and has health/fitness, rowing and cricket clubs amongst others.

Images have been digitally enhanced or dressed using AI technology for illustrative purposes only. They are intended to provide inspiration and visual ideas for potential buyers and may not reflect the current or actual condition of the property/products.

## Features

- TOP-FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- LARGE LOUNGE/DINING ROOM
- SOUTH-FACING KITCHEN
- EXPANSIVE BATHROOM
- NOWARD CHAIN
- VACANT POSSESSION
- LONG LEASE
- EAST MOLESEY LOCATION
- WITHIN CLOSE PROXIMITY TO HAMPTON COURT STATION