



**RAWLINSON  
&WEBBER.**

Queens Reach, East Molesey  
Asking Price £1,150,000 Leasehold



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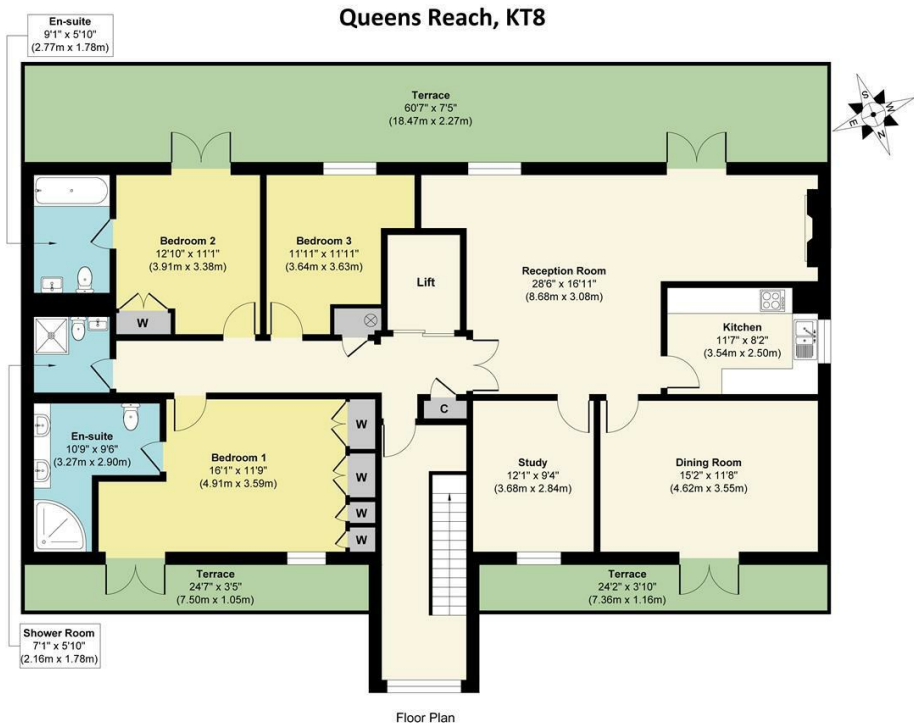
# Property Description

A rare opportunity to acquire a beautifully proportioned and exceptionally spacious four bedroom penthouse apartment, occupying the entire top floor of Jane Seymour House within the prestigious Queens Reach riverside development in the heart of East Molesey/ Hampton Court Village.

With sole lift access directly into the apartment, this remarkable home offers complete privacy, security, and convenience. Boasting a generous 1,817 sq. ft of internal space, the apartment is exceptionally well laid out and offers a seamless blend of contemporary comfort and classical proportions. The property features four bedrooms, three bathrooms, and multiple reception areas — ideal for entertaining, relaxing, or everyday family living.

The accommodation includes a stunning reception room, which opens onto a spectacular sunny, private terrace with beautiful views towards the River Mole and the surrounding greenery. The principal bedroom is a luxurious principal suite with fitted wardrobes, a spacious en-suite bathroom, and access to a private 24'7" x 3'5" terrace. The second and third bedrooms are both generously sized doubles with fitted storage, with bedroom two also benefiting from its own en-suite shower room.

A formal dining room sits adjacent to a well-appointed Neptune kitchen, while a separate study/fourth bedroom provides excellent space for home working or occasional guests. This unique penthouse benefits from three private terraces, offering superb natural light, outdoor living space, and picturesque river and garden views. Additional highlights include ample built-in storage, direct private lift access to the apartment's entrance, garage with EV Charging Point, off-street parking, very long lease and no onward chain. (Legal Pack already provided by seller's solicitor)



Approx. Gross Internal Floor Area 1817 sq. ft / 168.88 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. Produced by designimperial.com

## Features

- PENTHOUSE APARTMENT
- DIRECT PRIVATE LIFT ACCESS INTO APARTMENT
- 1,817 SQ. FT
- 3 PRIVATE TERRACES
- 4 DOUBLE BEDROOMS
- 3 BATHROOMS, INCLUDING TWO EN-SUITES
- 2 RECEPTION ROOMS
- NEPTUNE KITCHEN
- SECURE GATED DEVELOPMENT, MOMENTS AWAY FROM HAMPTON COURT STATION
- VERY LONG LEASE & NO ONWARD CHAIN

Council Tax Band E EPC Rating: C

