



# CHAPEL VIEW

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CHURCH ROAD | EAST MOLESEY

**OCTAGON**





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CHURCH ROAD | EAST MOLESEY | SURREY | KT8 9DS

## REGAL VILLAGE LIVING

A magnificent residence comprising nine elegantly designed apartments, situated in a prestigious road in East Molesey. The apartments are arranged over four floors, offering a high quality, bespoke specification and set within beautifully landscaped gardens.

Located on the highly desirable Church Road, Chapel View is located just five minutes from the charming village High Street, which comes with the requisite artisan cafes, gastropubs, delicatessen and even an antiques emporium. A picturesque stretch of the Thames promenade and the stunning grounds of Hampton Court are also within easy walking reach. Neighbouring Kingston-upon-Thames provides an even greater selection of shops and leisure opportunities, including John Lewis, Waitrose, The Bentall Centre and a multiplex cinema.

Rail travel into London Waterloo takes 37 minutes from nearby Hampton Court Station, and there is convenient access to the A3, M3 and M25 for travel by car.

There is also a first class selection of local state and independent schools nearby.



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the brochure.



Computer Generated Image - Main Entrance



# CHAPEL VIEW

NINE LUXURY APARTMENTS | TWO BEDROOMS | TWO BATHROOMS  
LIFT ACCESS | PRIVATE PATIOS OR TERRACES | PARKING  
COMMUNAL LANDSCAPED GARDENS

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With contemporary, energy-efficient living in mind, all apartments at Chapel View feature generously proportioned interiors, including spacious kitchen/dining/living rooms and two double en-suite bedrooms.

Most principal bedrooms come with dressing rooms, and several of the apartments with an additional third bedroom/study.

A passenger lift and internal staircase accesses all four levels of Chapel View.

Most of the homes have either a private patio or a terrace, accessible through a pair of French doors, providing the perfect spot for fair weather relaxing and entertaining.

Alternatively, for residents' exclusive use are the fully landscaped and secluded communal gardens.

Private video gated entry with designated off street parking spaces and shared electric car charging points provide a secure, stress-free environment.

# SPECIFICATION SUMMARY

Construction	Traditional brick and block
Brickwork	Part rendered
Roof Coverings	Slate roof
Window Frames	Timber sash windows
Internal Ceiling Heights	From 2.6M
Internal Doors	White painted solid 2 panel step bead door
Cornice	Octagon Bespoke plaster cornice
Skirting and Architrave	Octagon Bespoke stepped profile
Ironmongery	Polished chrome
Kitchen	Bespoke Shaker kitchens with 30mm stone worktops, Siemens appliances, washing machine, dryer, hob, single oven and microwave, 70/30 split fridge freezer, dishwasher, Quooker tap, Blanco basin and concealed extractor with LED diffused light control
Carpets	70/30 wool/velvet mix with premium underlay
Wall and Floor Tiles	Porcelain tiles to all bathrooms and marble to cloakroom
Wardrobes	Bespoke Shaker style to master bedroom
Plumbing and Heating	Gas fired underfloor heating with individual room controls, bathrooms with electric towel rails
Hot and Cold Water	Boosted pressurised hot and cold water
Sanitary Ware	Villeroy & Bosch to primary ensuite
Electrical	LED recessed downlights, PIR to cupboards and utility, ensuites with low level nightlights in addition to switch lighting
TV/Video/Radio and Data Distribution	Cat 6 data distribution, communal Sky dish and Freeview aerial
Mood Lighting	RAKO mood lighting to kitchen/living
Mechanical Ventilation	To kitchen and wet areas
Lift	Internal lift and communal staircase
Security	Video entry system and intruder alarm

# EXTERNAL

Patio Doors	Traditional French timber doors to private terrace
Parking	Individual parking space with shared EV chargers
Outside Space	Communal garden

Specification is subject to change - please ask for details on individual plots



# FLOOR PLANS

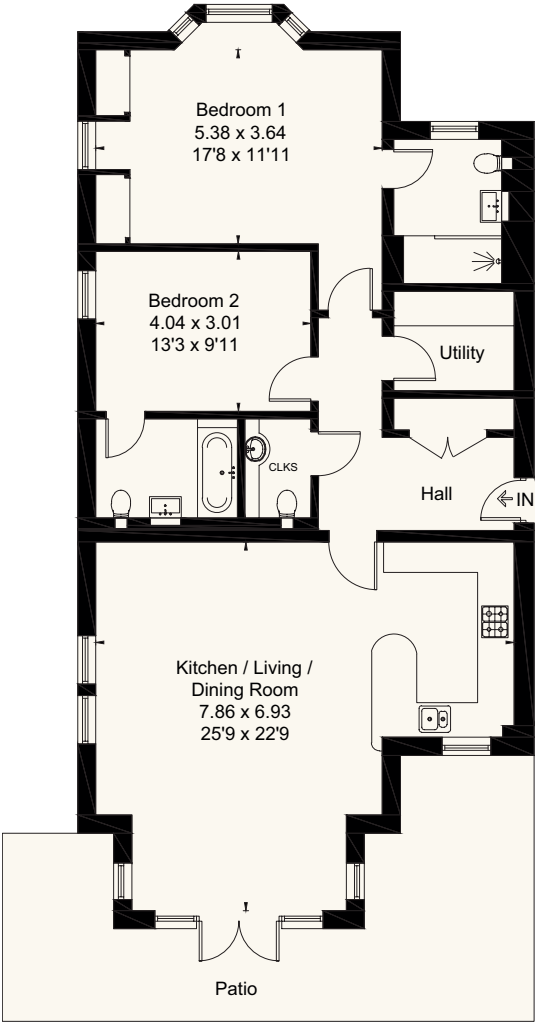
## LOWER GROUND FLOOR AND GARDEN VIEW

Approximate Floor Area

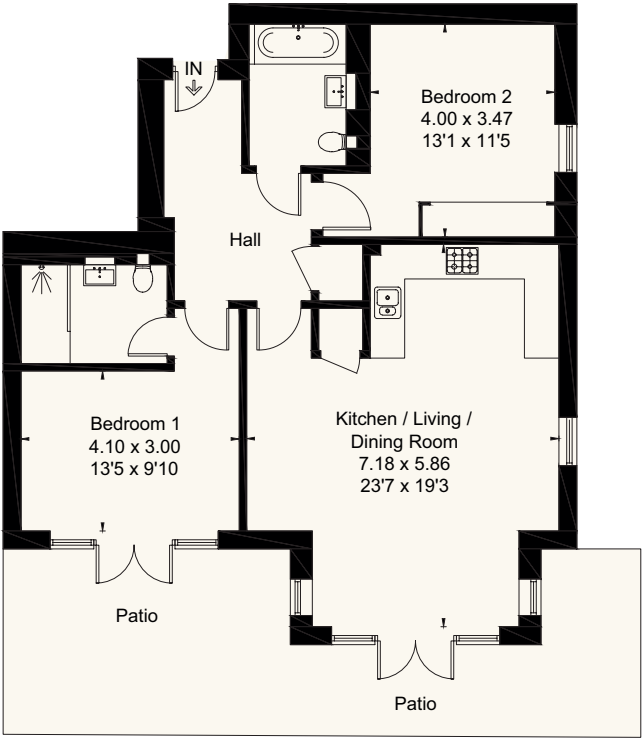
Apartment 1 - 91.0 sq m / 979 sq ft

Apartment 2 - 84.9 sq m / 914 sq ft

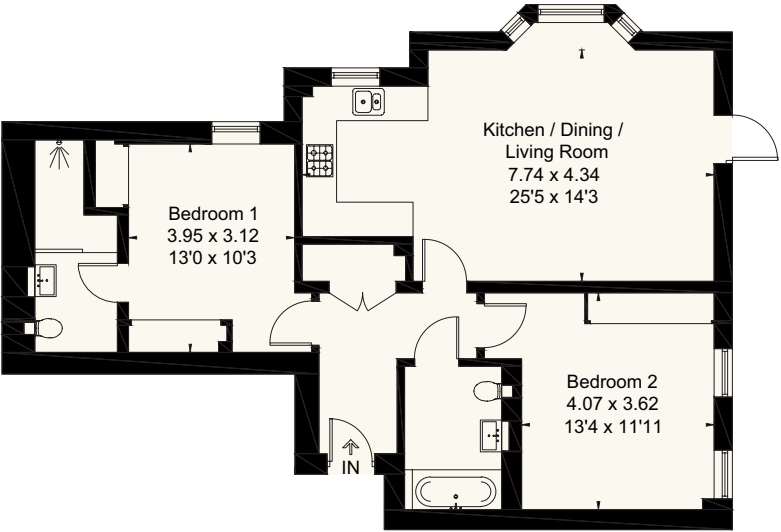
Apartment 3 - 114.0 sq m / 1,227 sq ft



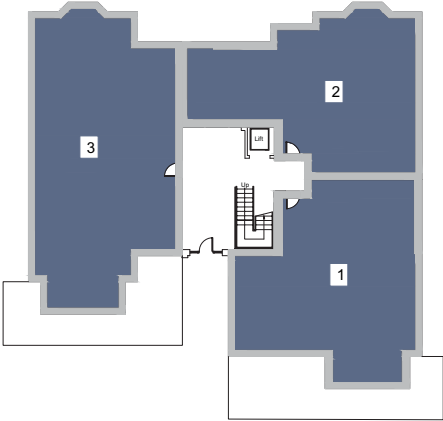
Apartment 3 - Garden View



Apartment 1 - Garden View



Apartment 2 - Lower Ground Floor



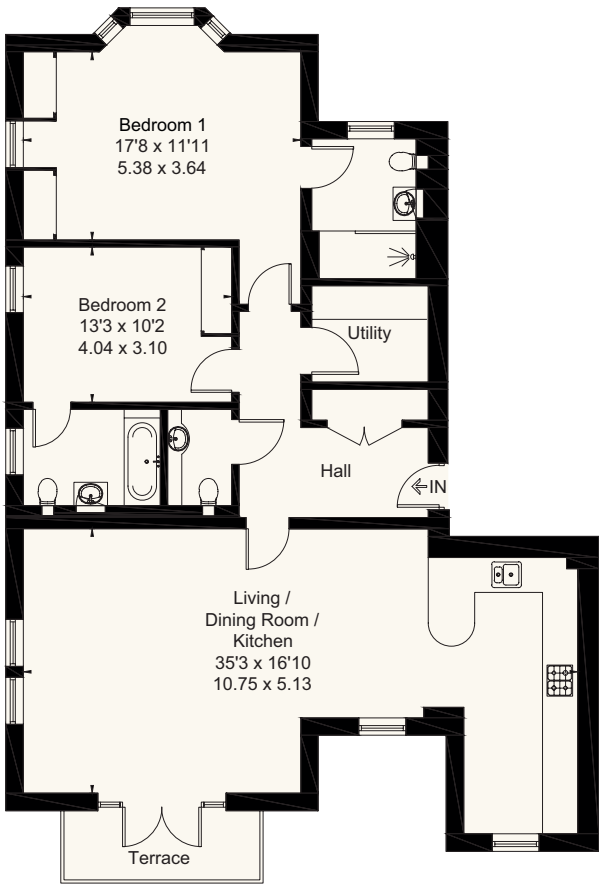
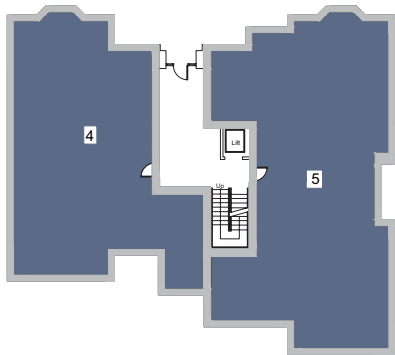
# FLOOR PLANS

## GROUND FLOOR

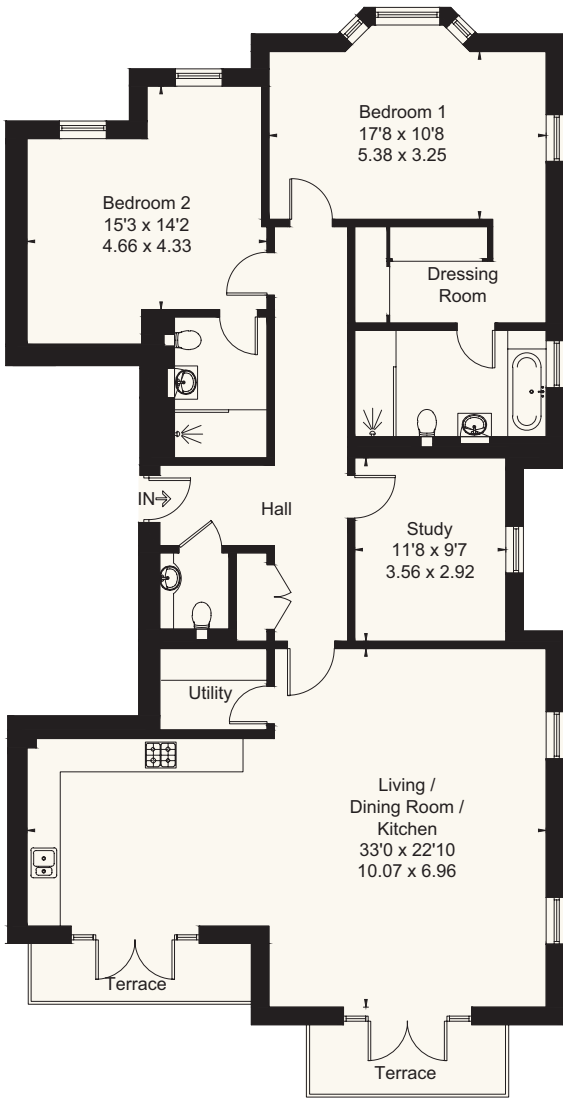
### Approximate Floor Area

**Apartment 4** - 120.8 sq m / 1,300 sq ft

**Apartment 5** - 153.0 sq m / 1,647 sq ft



**Apartment 4**



**Apartment 5**

*Plans are for illustrative purposes only and not to scale.*

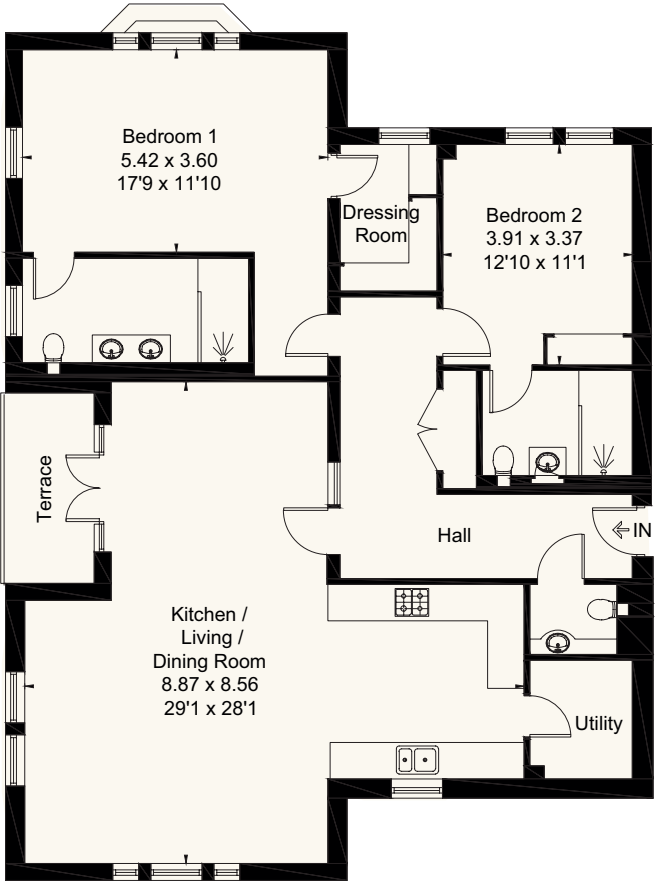
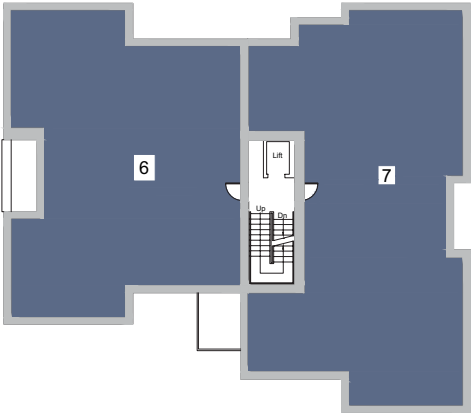
# FLOOR PLANS

## FIRST FLOOR

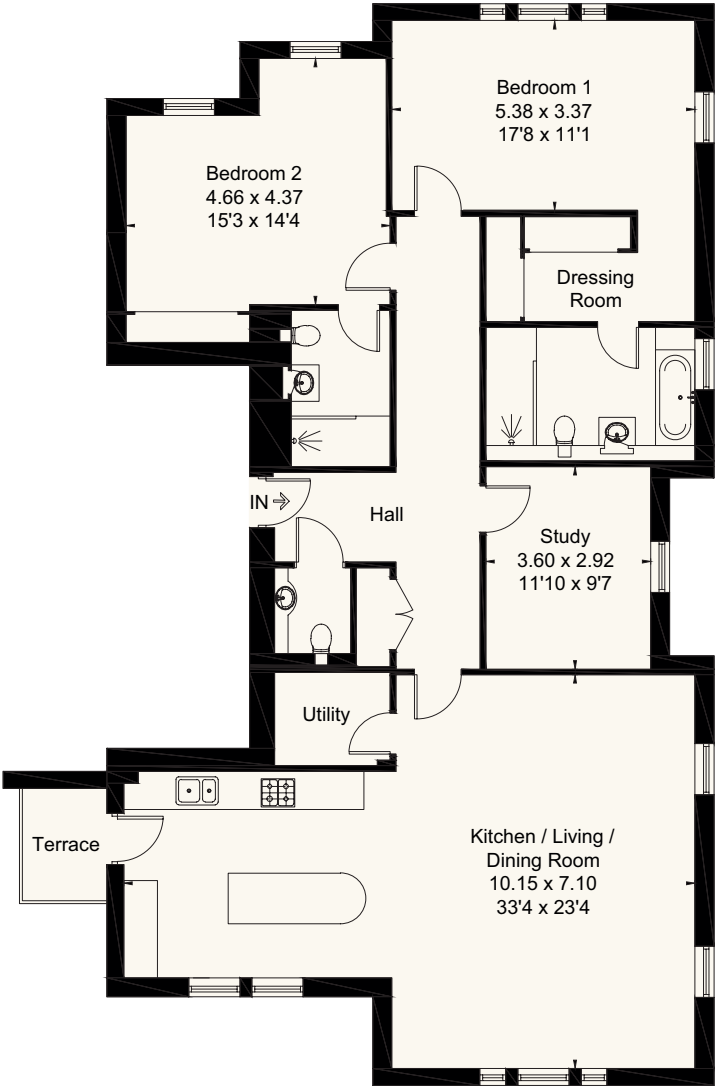
### Approximate Floor Area

Apartment 6 - 133.6 sq m / 1,438 sq ft

Apartment 7 - 152.5 sq m / 1,641 sq ft



Apartment 6



Apartment 7

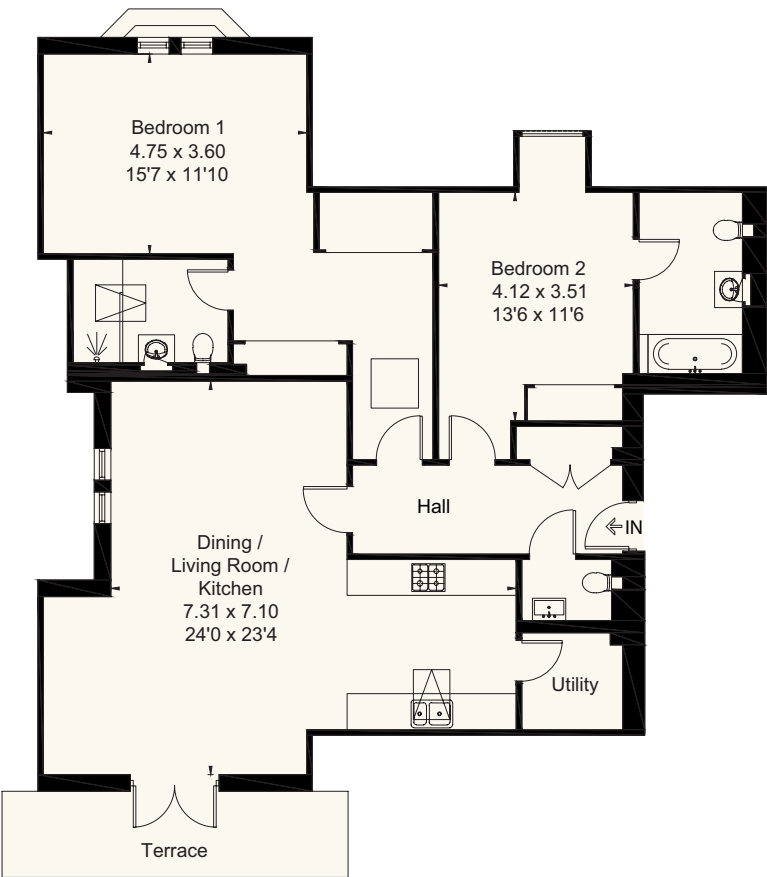
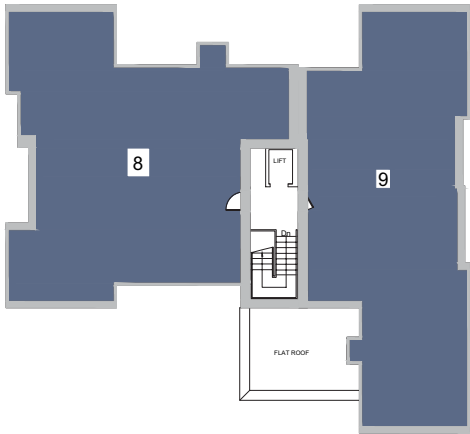
# FLOOR PLANS

## SECOND FLOOR

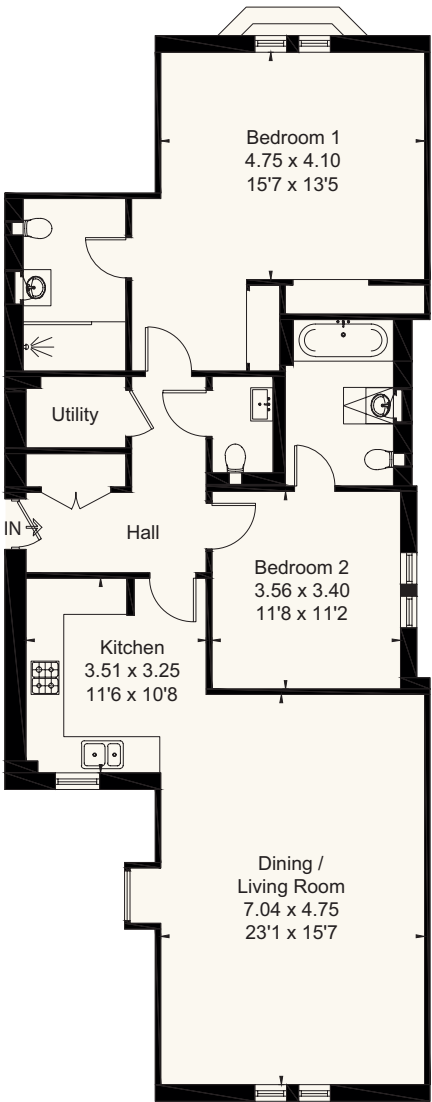
### Approximate Floor Area

Apartment 8 - 119.2 sq m / 1,283 sq ft

Apartment 9 - 111.5 sq m / 1,200 sq ft



Apartment 8



Apartment 9

Plans are for illustrative purposes only and not to scale.





Computer Generated Image - Master Bedroom Plot 2



# SITE PLAN



*Plan is for illustrative purposes only and not to scale.*

## LOCATION AND HISTORY

East Molesey, in the Borough of Elmbridge, is situated between the Thames and the River Mole.

There is a great choice of pubs and restaurants that run along the river path including the highly rated Mitre Hotel which has an attractive bar and brasserie, and stunning views across the river.

Hurst Park, a vast open 80 acre green space bordering the river in East Molesey is a tranquil location, home to the Hurst Cricket Club and acres of pasture favoured for leisurely strolls and picnics.

The Molesey Boat Club boasts an impressive number of Olympic rowing champions, but also provides a warm welcome to beginners across all age groups. Nearby is the private members Pavilion Club offering a fully equipped gym, swimming pool and spa facilities.

Another water venue, the Molesey Reservoirs, are being transformed into a nature reserve.

The stately Hampton Court Palace, next door neighbour across the Thames, was the favoured residence of both Henry VIII and Cardinal Wolsey, and still has an active Real Tennis Court. The expansive grounds are the setting for the annual Hampton Court Flower Show, which draws thousands of visitors from around the world.



### SCHOOLS

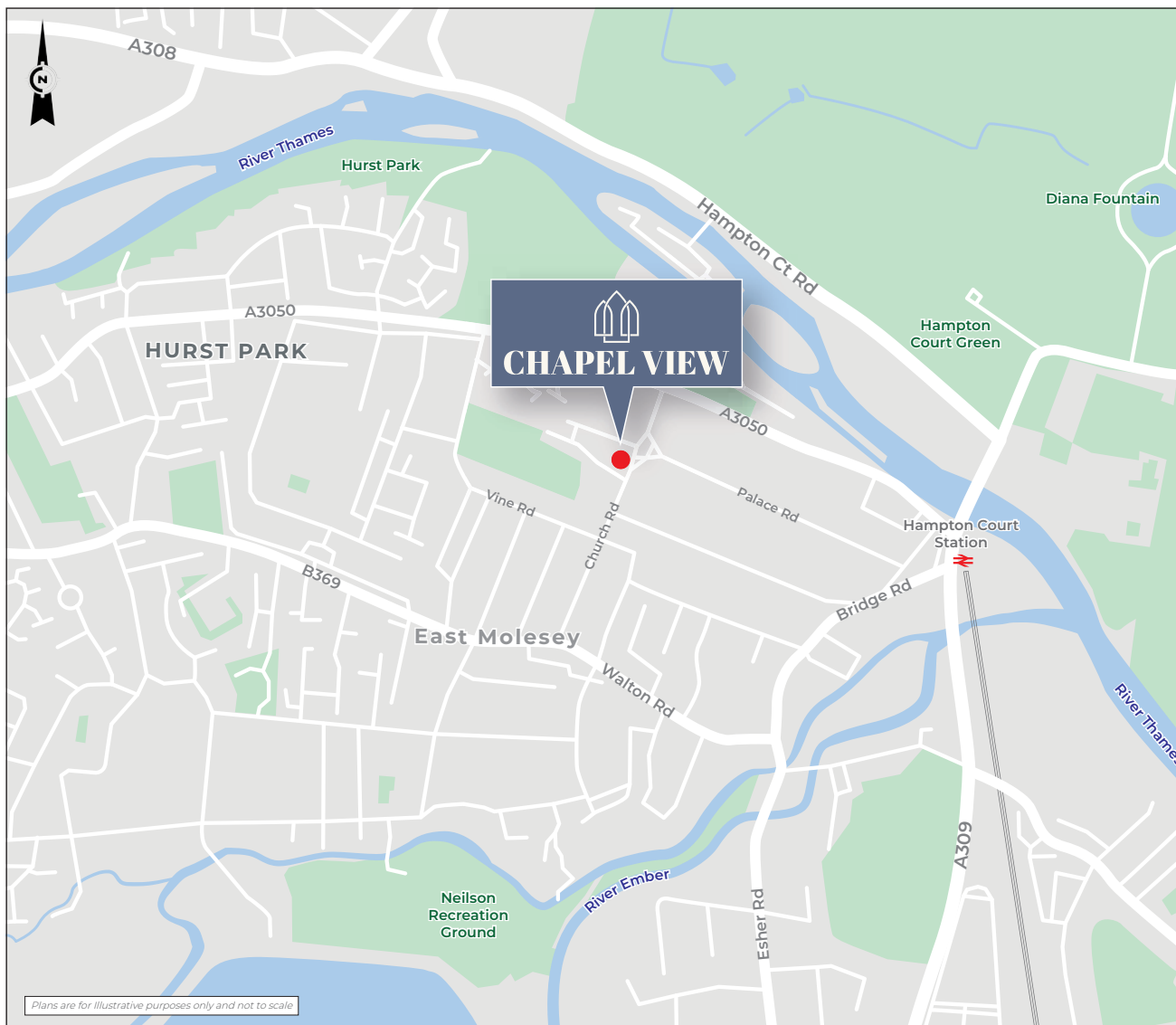
- Orchard Infant School
- Kingston Grammar School
- Surbiton High School
- Esher Sixth Form College

### LEISURE

- Hampton Court Palace
- Kempton Park Racecourse
- Bushy Park
- Richmond Park

### TRAVEL

- London Waterloo – 37 minutes by train
- Heathrow Airport – 22 minutes by car
- Central London - 54 minutes by car



## IMPORTANT NOTICE

These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. The seller (s) 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). Floorplans not to scale and those shown are approximate measurements only. Exact layout and sizes may vary. Furniture layouts are indicative only. Images are computer generated and are for illustrative purposes only.

For more information or to arrange a viewing contact:

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