

# INIGO



## *St Mary's Road*

EAST MOLESEY, SURREY  
£425,000 SHARE OF FREEHOLD

This bright one-bedroom apartment lies on leafy St Mary's Road, a quiet street between East Molesey and Hampton Court. Its finishes are understated, drawing attention instead to original cornicing and the floor-to-ceiling windows that bookend the apartment. The street sits surrounded by nature, from Island Barn Reservoir and the meandering rivers Thames and Mole to the exquisite grounds of Hampton Court Palace. Travel into the city is made quick and convenient by Hampton Court station, which runs services to London Waterloo in around 37 minutes. The apartment is also within easy commuting distance of Guildford.

### *Setting the Scene*

East Molesey lies to the south-west of the city and is bound by two rivers: the Thames, to the north, and the Mole in the east. Much of the area's architecture dates to the 19th century, when large tracts of the land were sold off to accommodate the increasing demand for housing locally.

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St Mary's Road takes its name from a Grade II-listed church on the street; it was built in 1864 to a design by Thomas Talbot Bury, who largely practiced in London and is perhaps best known for his detailing work on the Houses of Parliament, alongside AWN Pugin and Sir Charles Barry. A view of the church is captured by the curved arched windows at the front of this apartment. The church is illuminated at night, creating beautiful views from the living room and bedroom.

### *The Grand Tour*

Stock brick and white stucco dressings define the tall Victorian building that this apartment lies within. Sitting at a bend in the road, it occupies a peaceful position set back from the quiet, residential street in front.

Entry is via a shared front door to a communal hall; stairs ascend to the apartment's private first-floor entrance. Beyond lies an inner hall from which each room extends.

Grounded with the same wooden flooring as the hallway, the living room sits on the right. It is beautifully lit by an arched window at one end, with a view that skims the canopy of a laurel tree and receives beautiful morning sun. The window opens from floor to ceiling. Ornate cornicing wraps part of the room, connecting walls in Farrow & Ball's 'Stoney Ground' with the ceiling above. A cast-iron working gas fireplace on one side lends a natural focal point while its simple white mantel provides space for postcards and trinkets. Built-in storage has been added to both alcoves; the current owners have adopted one side as a flexible, open study space.

Opposite is the kitchen, which has sleek Shaker cabinets. An oak countertop and Belfast sink provide plenty of preparation space and the oven, hob, dishwasher, washing machine and fridge are all integrated. Above the sink is an three-over-three sash window that draws in plenty of light, particularly in the afternoon and evening, and overlooks rear gardens.

A second arched window can be found in the bedroom. The same cornicing as the living room also snakes around its tall ceilings, while seagrass carpet underfoot lends texture. There is plenty of storage in a bank of wardrobes along one wall.

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Simply finished, the immaculate bathroom has a bathtub with a shower overhead and neat ceramic tiles. A frosted window draws in light while fostering privacy.

### *Out and About*

East Molesey has garnered a reputation as a laid-back hub on the south-westerly fringes of the city. It has a number of places to eat including pubs The Mute Swan and The Prince of Wales, as well as restaurant Le Petit Nantais. Coffee and pastry can be sought on nearby Walton Road, where there are a number of day-to-day conveniences as well as Born from Necessity, an eco-refill pantry. Bridge Road is filled with antique emporiums, independent shops and boutiques, galleries and independent delis including Green and Lovely.

Towards the river are several familiar chain restaurants as well as Little H, a delightful water-side speciality coffee spot on that serves hot drinks (and ice-cream) with a view. Columbian spot Canela serves delicious food and has a weekly life-drawing session.

Hampton Court Palace is around a 20-minute walk from the apartment. The palace itself is Grade I-listed and is an amalgamation of Tudor and baroque styles; when he came to power at the end of the 17th century, William III had the palace remodelled to rival the Palace of Versailles. Today, it presents a lively programme of events, immaculate grounds, places to eat and event its own chocolate kitchen.

There is plenty of scope to enjoy the great outdoors locally; Home Park deer park is open for dog walking and golf. Island Barn Reservoir, which has sailing facilities, is a short drive away, while the footpaths along the rivers Thames and Mole make for a lovely leisurely stroll on a summer's day. A haven for wildlife, Bushey Park is a 10-minute cycle from the house. Imber Court is a 10-minute walk away and has a padel and racquets club.

Hampton Court station is a 16-minute walk, or four-minute cycle, from the apartment; it runs services to London Waterloo in around 37 minutes.

Tenure: Share of Freehold

Lease Length: approx. 999 years remaining

Service Charge: approx. £1,200 per annum

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Council Tax Band: C





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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.