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Guildford Street  
Chertsey,

Johnson & Jones

# Flat 4, Portman House Guildford Street Chertsey, KT16 9AY

**Guide Price £335,000**

Ideally situated in the vibrant heart of Chertsey on Guildford Street, this exquisite two-bedroom split-level duplex serves as a masterclass in sophisticated urban living, seamlessly blending the sleekness of its 2021 construction with the unparalleled convenience of a central address.

Spanning a generous 829 square feet, the residence opens into a welcoming hallway that flows effortlessly into a sun-drenched open-plan living area, where contemporary decor and high-specification appliances create an atmosphere that is as perfect for high-end entertaining as it is for quiet relaxation.

The intelligently designed layout features two spacious bedrooms that offer a peaceful sanctuary from the bustle of the town, complemented by a chic, modern bathroom that cleverly incorporates a plumbed-in utility space for ultimate functionality. With bespoke wardrobes, a huge landing ideally suited for a home office, and a guest W/C, its unique features are in abundance.

Truly setting this town centre home apart is the inclusion of a rare, secure gated parking space, and exceptional proximity to premier transport links, with Chertsey Station only 0.1 Miles from the door, offering a lifestyle of absolute ease and distinction that makes this property a standout opportunity for the discerning buyer or professional investor alike.

Tenure: Leasehold

Service charge: £2000.00 Per Annum

Ground rent: £220.00 Per Annum

Lease Length: Circa 145 Years Remaining

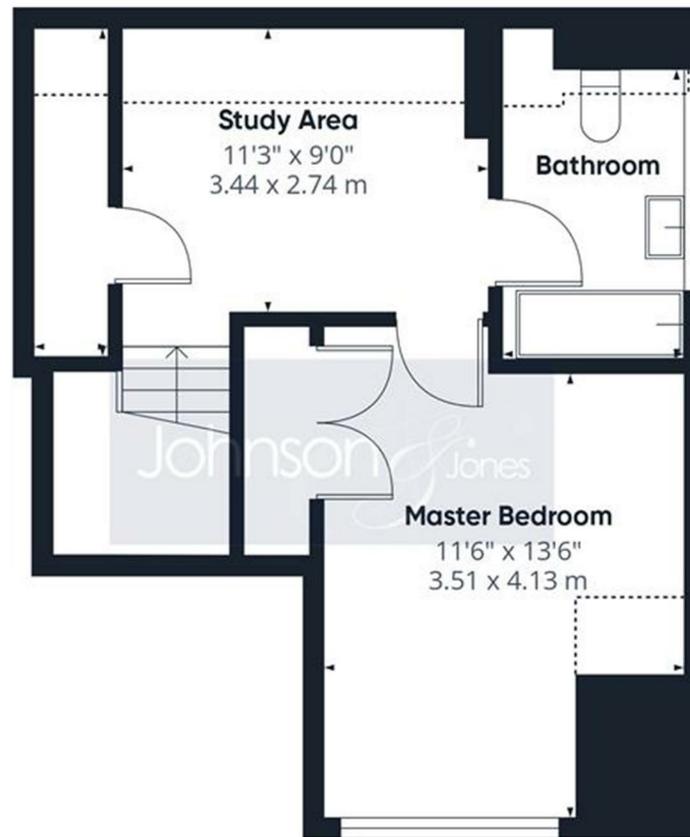


Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

829 ft<sup>2</sup>

77 m<sup>2</sup>

**Reduced headroom**

45 ft<sup>2</sup>

4.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





10 London Street, Chertsey  
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