



81 High Street
Walton-on-Thames, Surrey, KT12 1DN
£390,000 Guide Price

Property details

-  2 bedrooms
-  2 baths
-  EPC Rating B
-  900 sq. ft
-  Walton 0.9 miles
-  First Floor Town Centre Conversion Apartment
-  Approaching 900 sq ft of well-proportioned living space
-  Dual Aspect Lounge/Diner With Access to Private Terrace
-  Two generous double bedrooms
-  En-suite to principal bedroom plus Family bathroom
-  Air conditioning for year-round comfort
-  Moments from shops, River Thames & fast trains to London Waterloo (approx. 25 mins)
-  Garage
-  Leasehold 119 years 10 months
-  Service charge £2,400 pa
-  Ground rent £300 pa

A slick and spacious town centre conversion offering style, scale and superb connectivity. Set on the first floor and measuring close to 900 sq ft, this ready-to-move-into apartment combines generous proportions with modern comfort — ideal for professionals, downsizers or investors seeking a highly commutable location.

The standout feature is the impressive reception room, designed for entertaining and everyday living, with direct access onto a private enclosed terrace — a rare find in such a central setting. A separate, fully fitted kitchen offers an excellent range of contemporary units and integrated appliances, while air conditioning ensures year-round comfort.

Both bedrooms are comfortable doubles. The principal suite benefits from excellent storage and a sleek en-suite bathroom, with the second bedroom served by a stylish modern family bathroom.

Positioned right in the heart of Walton-on-Thames High Street, you have cafés, restaurants, supermarkets and everyday amenities literally on your doorstep. The River Thames is moments away for scenic walks, and Walton station provides fast and frequent services into London Waterloo in approximately 25 minutes — making this an

exceptional choice for commuters. Excellent road links via the A3, M3 and M25 further enhance accessibility. Town centre convenience. Commuter perfection. Ready to enjoy.

Location

Transport Links

Walton-on-Thames – 0.9 miles

Schooling Facilities

Primary

Ashley CofE Aided Primary School

Walton Oak Primary School

Cleves School

Grovelands Primary

Secondary

Halliford School

Three Rivers Academy

Walton Leigh School

Heathside Secondary

Council tax band: Tax band C

Local authority: Elmbridge Borough Council

Tenure: Leasehold



TWO DOUBLE BEDROOM APARTMENT

IN CENTRAL WALTON
TOWN CENTRE & CLOSE
TO THE RIVER THAMES



Floorplan

High Street, Walton-on-Thames, Surrey, KT12

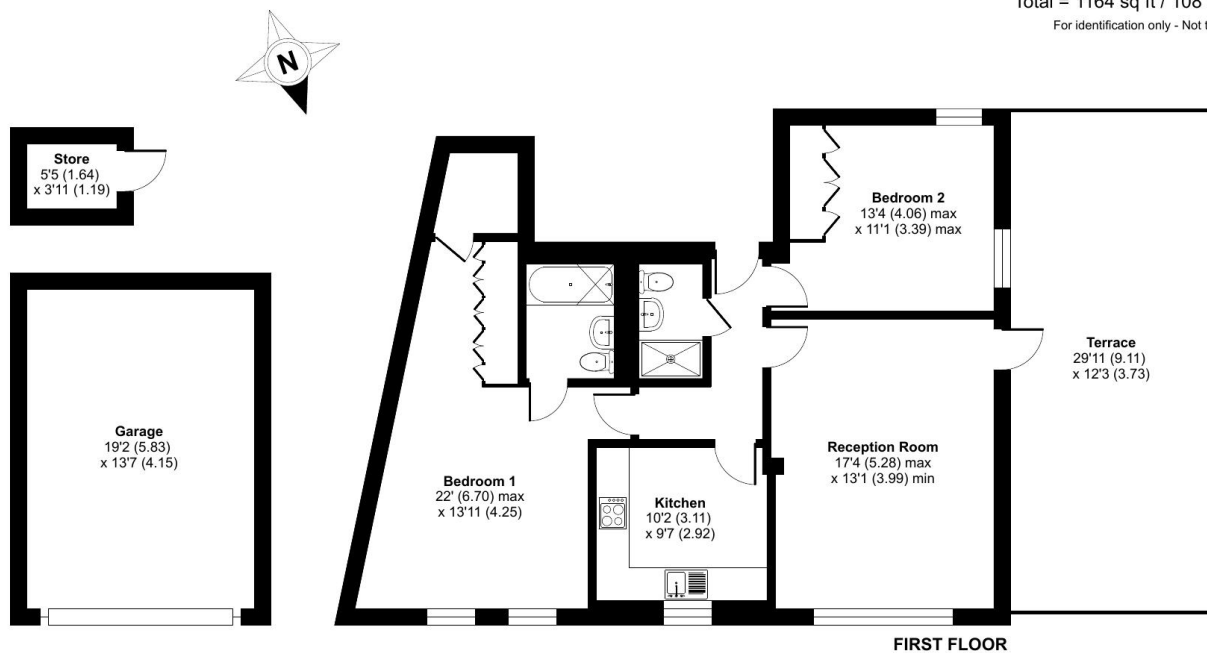
Approximate Area = 883 sq ft / 82 sq m

Garage = 260 sq ft / 24.1 sq m

Store = 21 sq ft / 1.9 sq m

Total = 1164 sq ft / 108 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1415644



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