



# Luna Place

MORE LANE | ESHER



CHANCERY  
HOMES

AN  
**OCTAGON**  
COMPANY



# Luna Place

MORE LANE | ESHER

An exceptional new development comprising one and two-bedroom apartments in a premier and central location.



CHANCERY  
HOMES

AN  
**OCTAGON**  
COMPANY

[enquiries@chanceryhomes.co.uk](mailto:enquiries@chanceryhomes.co.uk) | [chanceryhomes.co.uk](https://chanceryhomes.co.uk)

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.

# Affordable Luxury

## Mistral House & Levant House

Luna Place is situated in a prime location adjacent to Sandown Park Racecourse and moments from Esher High Street. Offering views towards the racecourse and beyond, the gated development is arranged over two apartment buildings with lift access, whilst a wildflower communal garden at the rear of the development will be available for residents to enjoy.

Comprising 25 one and two-bedroom apartments, features include contemporary handleless kitchens with Quartz countertops, modern stylish bathrooms and video/audio door entry systems.

Each home will benefit from private parking with an EV charger point, a communal bicycle store and a selection of homes will have either access to private patios or Juliet balconies.

# Prime Location



Esher is a highly regarded Surrey town, which has a stylish centre with a selection of boutiques, shops, bars, pubs and restaurants, as well as a Waitrose and Everyman cinema.

Surrounded by woodland and farmland, the town offers a refreshing haven for busy commuters, and is just 23 minutes by train to London Waterloo and close to the A3 and M25 motorway.





Hampton Court Palace



Claremont Landscaped Gardens



Claremont Landscaped Gardens



Sandown Racecourse



## Leisure

Nearby Kingston-upon-Thames adds extensive shopping outlets too, whilst Sandown Racecourse offers horse racing, concerts, exhibitions, a go-kart track, a dry ski slope and golf course.

Claremont Landscaped Gardens is close by - an enchanting 18th century green oasis now owned by the National Trust, extending to 50 acres with a turf amphitheatre, serpentine lake and grotto. Hampton Court Palace in East Molesey is around 1 mile away.

o Sandown Racecourse

o Sandown Sports Club

o Claremont Landscaped Gardens

o Esher Common

o Bushy Park

o Hampton Court Palace

## Schooling

The schooling in the area has an excellent reputation, with some of the finest state and independent schools in the country, including Esher Church School, Shrewsbury House, Claremont Fan Court and ACS International School in Cobham.

o Cranmere Primary & Nursery

o Cardinal Newman Catholic Primary

o Esher Church of England Primary

o Claremont Fancourt Co-educational Independent

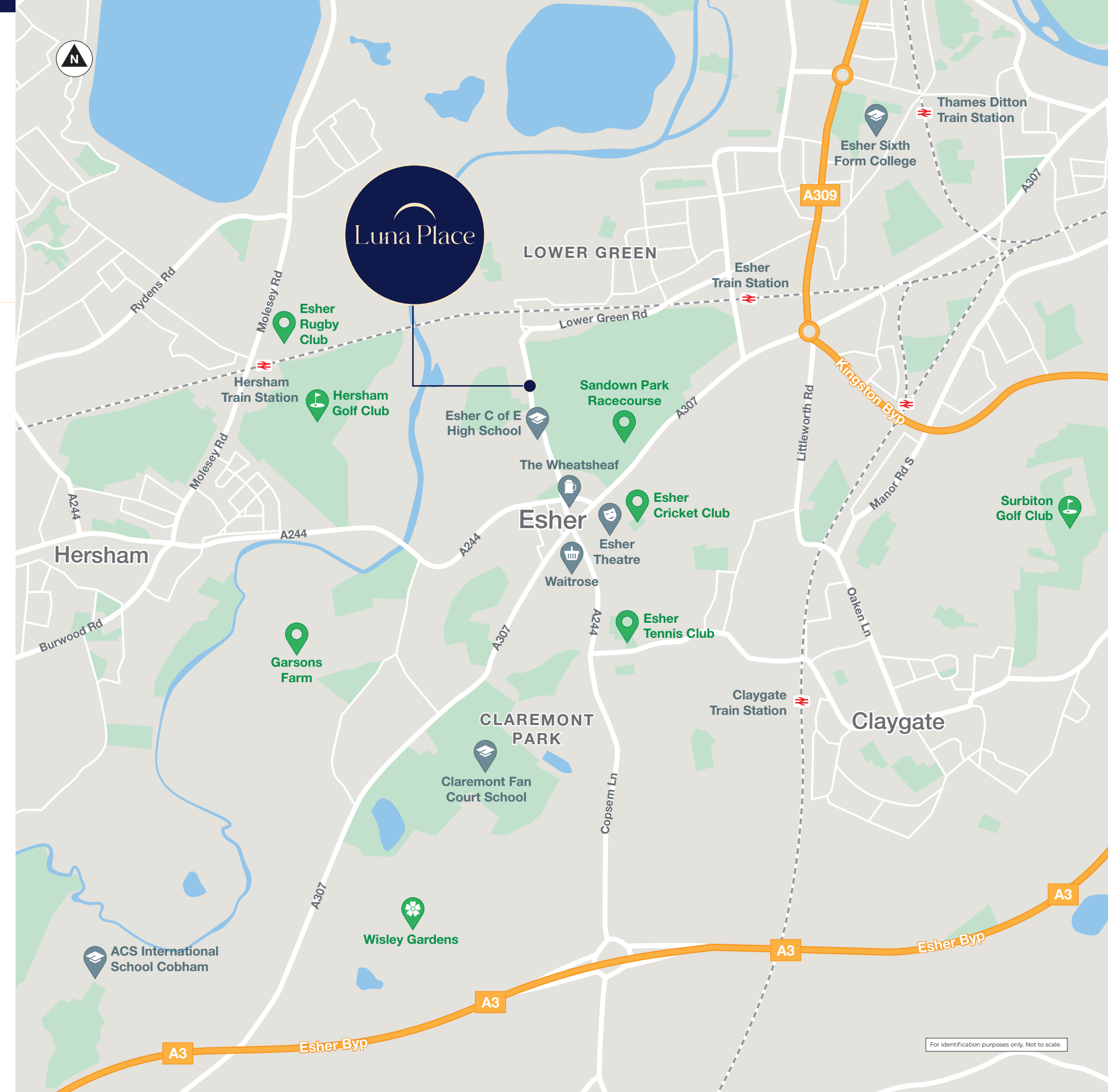


# Better Connected

Whether you are looking for a quick commute into London, access to the Surrey countryside, a stroll to the local shops or easy links to airports, Luna Place is in the ideal location.



 Esher to London Waterloo	<b>23</b> minutes	 M25 motorway Junction 9	<b>6</b> miles	 Central London	<b>18</b> miles
 Kingston upon Thames	<b>4</b> miles	 Heathrow Airport	<b>13</b> miles	 Gatwick Airport	<b>24</b> miles



For identification purposes only. Not to scale.

# Specification

## GENERAL

- Q Assure 10 year warranty
- Chancery Homes 2 year warranty
- Pre-wiring for Cat 6 data distribution
- USB charger sockets to selected rooms
- One allocated parking space with EV charger unit
- Juliet balconies to selected apartments

## HEATING

- Hot water and heating via combination gas boiler
- Radiators throughout

## LIGHTING

- Pendant light to bedrooms
- Downlighters to remaining rooms

## INTERIOR FINISHES

- Painted internal doors with modern grooved design
- Knurled door lever handles in satin nickel
- Modern skirting and architrave profiles
- Matte wall paint



## KITCHENS

- Contemporary handleless kitchen
- Quartz countertop and upstand
- Blanco single lever mixer tap, brushed steel
- LED lighting to under wall cabinets
- Waterside Oak luxury vinyl plank flooring
- Neff microwave oven
- Neff single oven
- Neff 4 zone induction hob
- Bosch fridge freezer – fully integrated
- Bosch washer / dryer – freestanding / fully integrated
- Bosch dishwasher – fully integrated

## BEDROOMS

- Soft close built in fitted wardrobe with mirror finish to principal bedroom
- Carpet to all bedrooms

## BATHROOMS

- Matte black electric heated towel rail
- Shaver socket
- Part tiled walls
- Stone effect floor
- Vado brushed nickel brassware
- Fitted mirror with black frame
- Wall mounted vanity unit with integrated basin

## RESIDENTS FACILITIES

- Lift access to all floors
- Bin store for each building
- Covered cycle storage
- West facing communal gardens

## SECURITY FEATURES

- Gated development (subject to planning)
- Video / Audio entry system to each apartment
- NACOSS approved fire detection
- Boundary screening to roadside frontage









Show Apartment, Plot 5 at Levant House (Block 2)

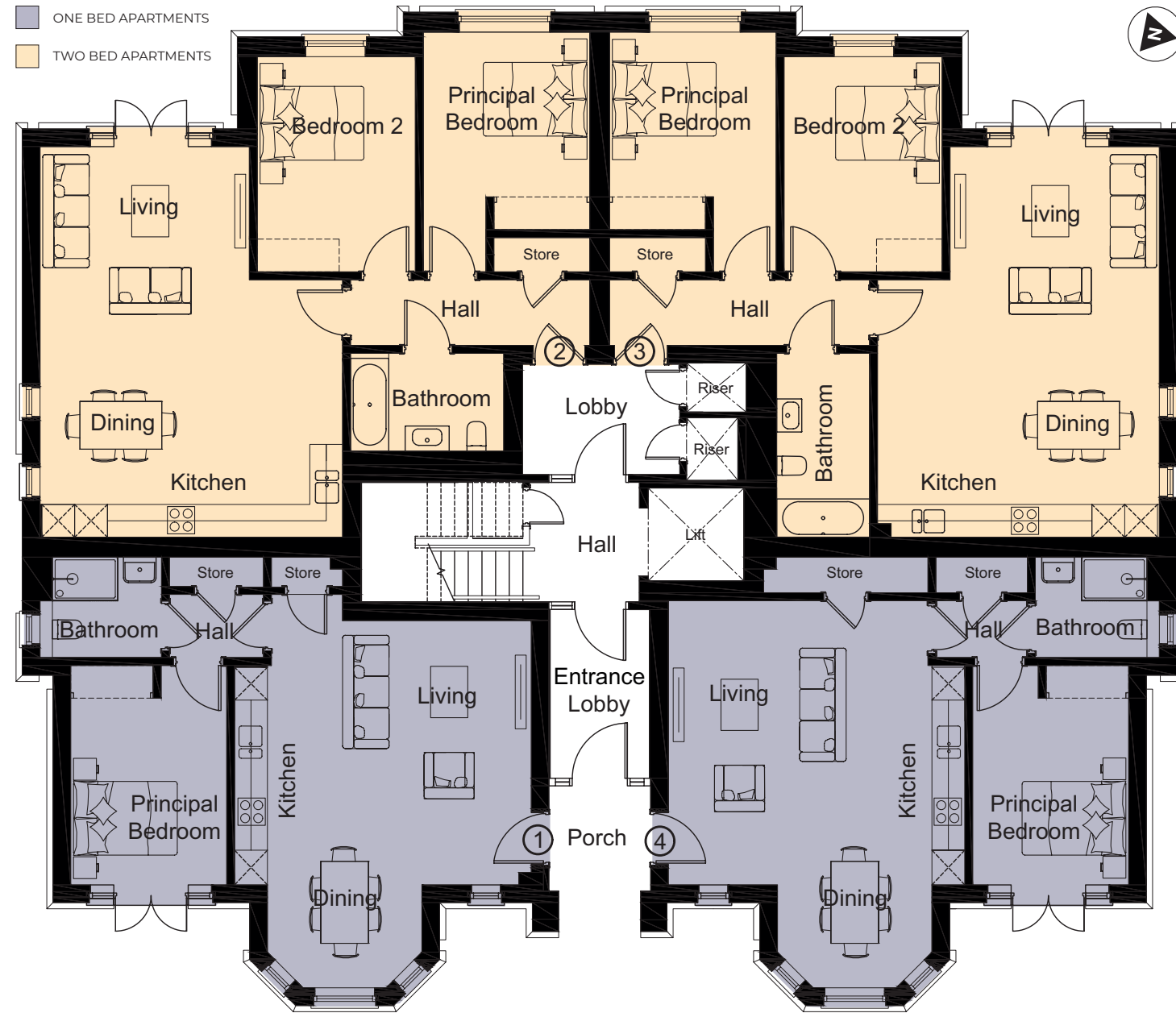


Show Apartment, Plot 5 at Levant House (Block 2)



# Mistral House Ground Floor Plan

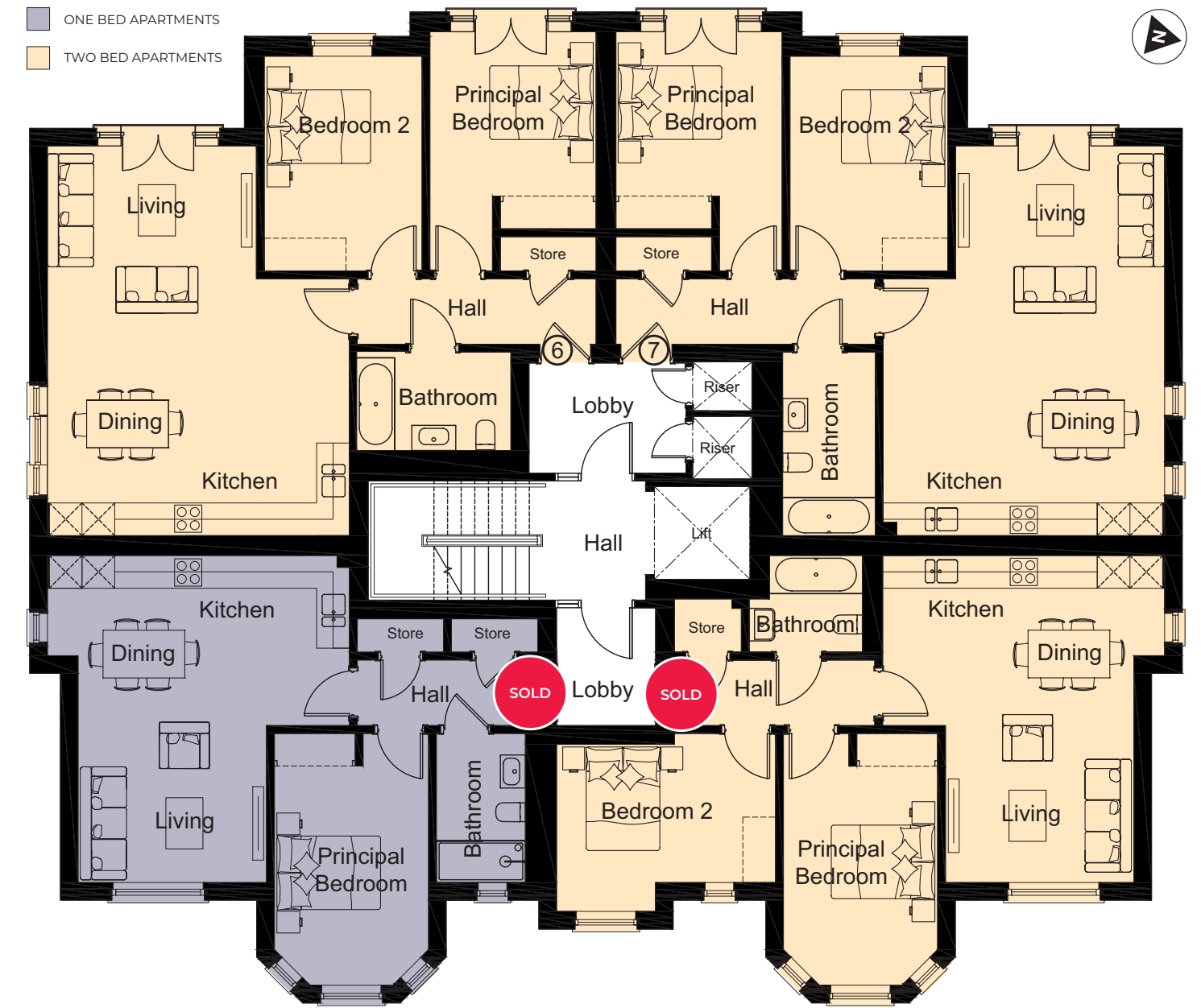
BLOCK 1 | PLOTS 1-4



For identification purposes only. Not to scale.

# Mistral House First Floor Plan

BLOCK 1 | PLOTS 5-8



For identification purposes only. Not to scale.

# Mistral House Second Floor Plan

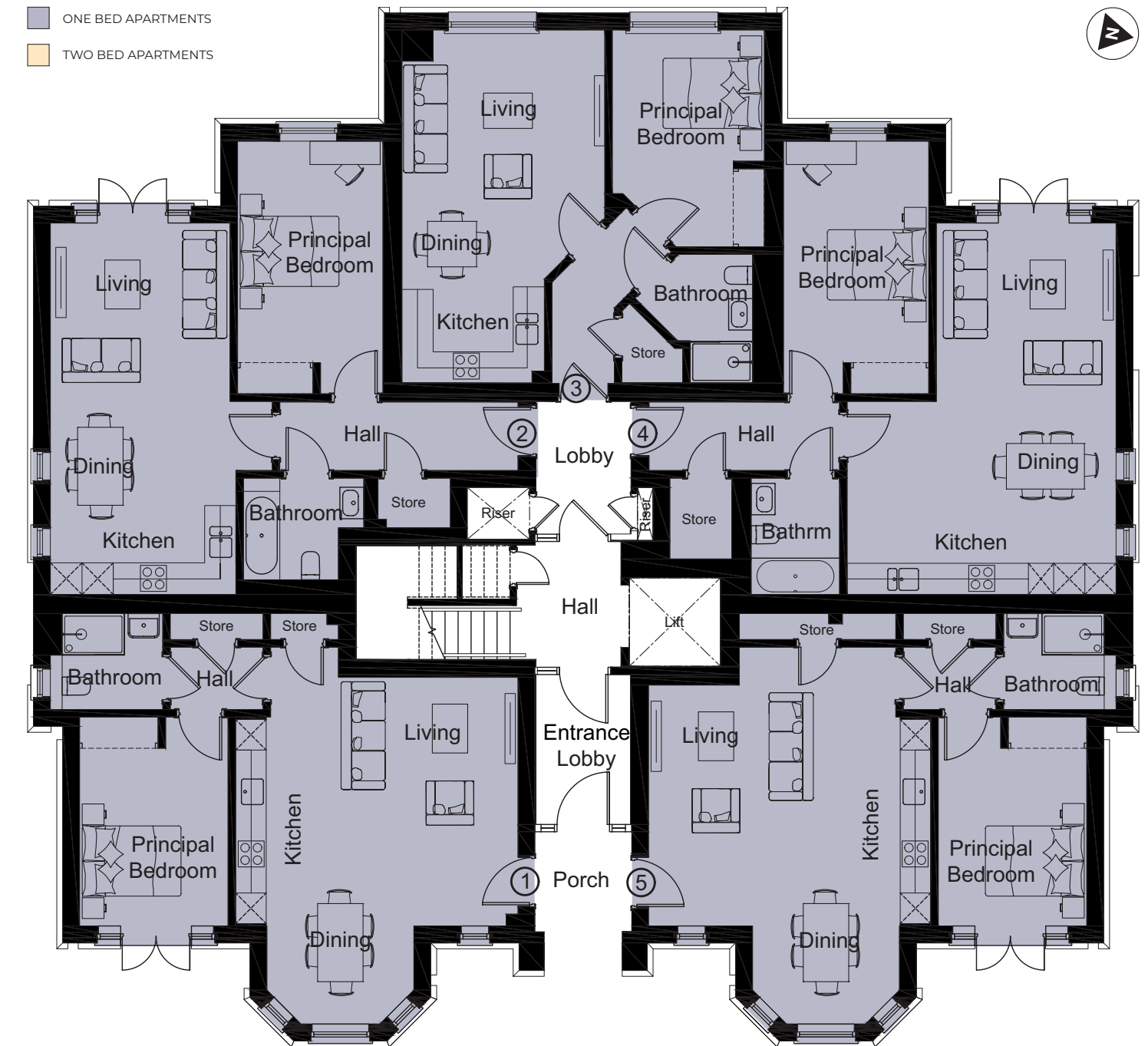
BLOCK 1 | PLOTS 9-12



For identification purposes only. Not to scale.

# Levant House Ground Floor Plan

BLOCK 2 | PLOTS 1-5



For identification purposes only. Not to scale.

# Levant House First Floor Plan

BLOCK 2 | PLOTS 6-10

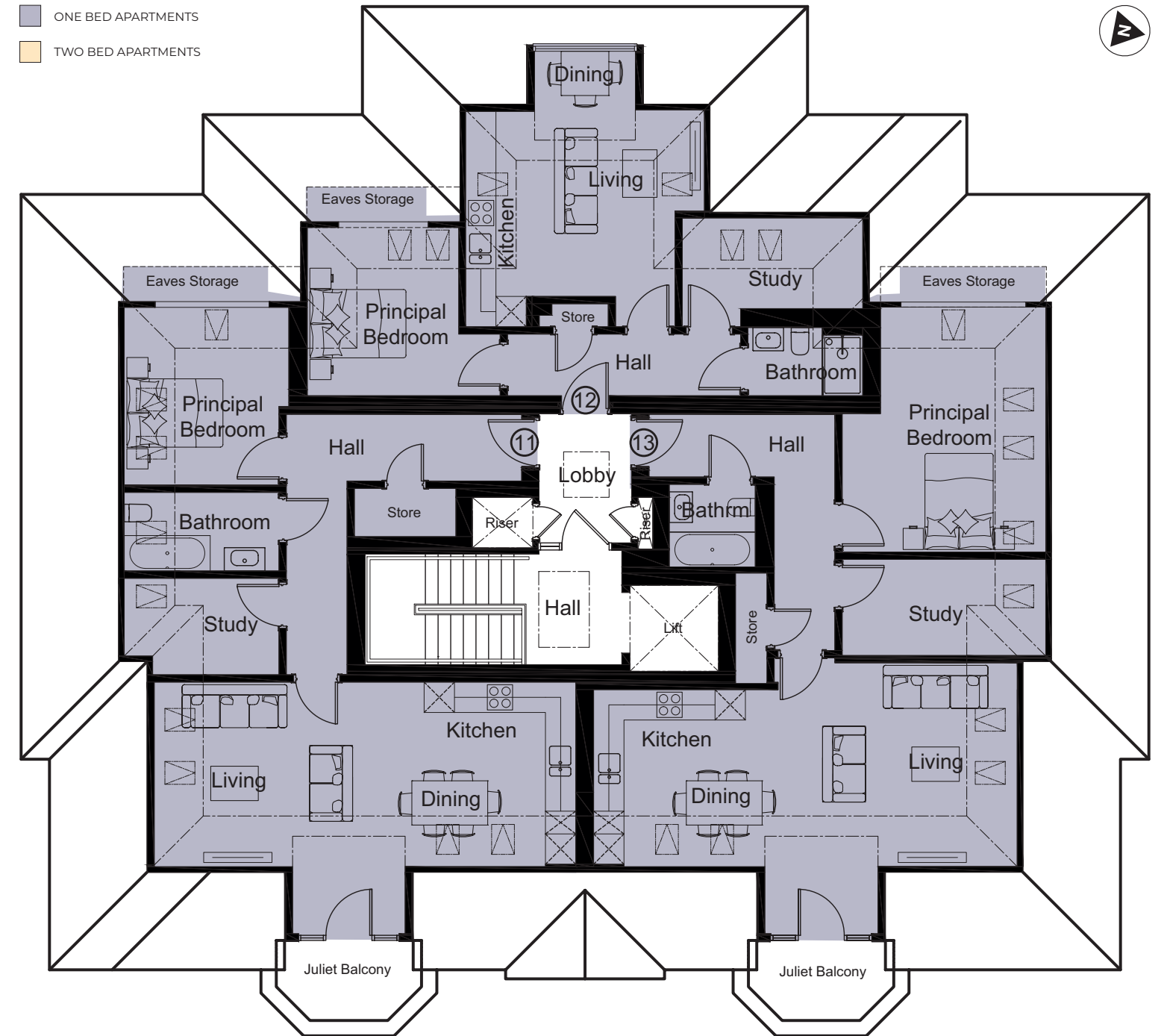


[CLICK HERE TO VIEW VR TOUR](#)

For identification purposes only. Not to scale.

# Levant House Second Floor Plan

BLOCK 2 | PLOTS 11-13



For identification purposes only. Not to scale.

# Your Perfect Place...



*For identification purposes only. Not to scale.*



# Award Winning Developments

Weir House, East Molesey  
Octagon Head Office



Launched in 2020 by one of the UK's most distinguished luxury developers, Octagon Developments - Chancery Homes offers high quality new homes in well-connected locations.

Derived from the same expert in-house team, Chancery Homes, part of the Octagon Group, creates an excellent opportunity for potential clients to purchase an impressive new home from an award-winning Company with over 40 years' experience and design and build expertise.

Wholly committed to sustainability by incorporating the latest technology to lower our carbon footprint, we are continually striving to ensure our homes are built with efficiency and environmental impact in mind.

Clients will benefit from the Group's excellent in-house aftersales service, with each new owner having access to an on-line portal, where they can obtain warranties, certificates and manuals – as well as a handover folder. Further protection and support is supplied with a 2 year warranty linked to the Q Assure 10 year warranty included for every home.





Computer Generated Image - Rear of Levant House (Block 2)

## Contact Us



For more information or to arrange a viewing contact:



**CHANCERY**  
HOMES

Weir House, Hurst Road  
East Molesey  
Surrey KT8 9AY

+44 (0)20 8481 7588

[enquiries@chanceryhomes.co.uk](mailto:enquiries@chanceryhomes.co.uk)

[chanceryhomes.co.uk](http://chanceryhomes.co.uk)



Protection for new-build home buyers



**THE Q POLICY**

### 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. External photographs are Computer Generated Images and internal photographs are either Computer Generated Images or are of similar Octagon homes and should be used for illustrative purposes only.

© Designed & produced by Bespoke Brochures | [bespokebrochures.co](http://bespokebrochures.co)





CHANCERY  
HOMES

AN  
**OCTAGON**  
COMPANY

[enquiries@chanceryhomes.co.uk](mailto:enquiries@chanceryhomes.co.uk) | [chanceryhomes.co.uk](http://chanceryhomes.co.uk)