



South Street, Epsom

The **PERSONAL** Agent

£350,000

Leasehold

- No ongoing chain
- Under 10 minutes walk to High Street & station
- Private front door & split level landing
- 23ft kitchen/diner/living space
- Large loft space providing great storage
- Allocated parking space
- Close To Rosebery Park
- Characterful Victorian conversion



Positioned in a highly desirable location, this beautifully presented split-level maisonette is nestled within a charming Victorian building, just a stone's throw from the vibrant heart of Epsom town centre. With the added benefit of no ongoing chain, this property is ready for you to move in and make it your own.

Through its own private front door, you are greeted by a welcoming entrance hall leading up to the split-level first floor landing. The heart of the home is the impressive 23ft kitchen/dining/living room. This triple-aspect space is bathed in natural light and thoughtfully designed with distinct areas for relaxing, dining, and cooking, seamlessly integrated into an open-plan layout.

The maisonette features two spacious double bedrooms, with high ceilings that enhance the sense of space and built in

wardrobes in the main bedroom hosting plenty of storage. There is a stylish modern shower room which has a feel of luxury about it.

Additional highlights include full double glazing, gas central heating, and an allocated parking space. The practical loft space, approximately 20ft x 15ft, offers excellent storage solutions.

56G South Street offers the best of both worlds, with Epsom Station less than a 10 minute walk away, connecting you to 3 of London's main stations and Rosebery park within 100m of the front door.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving

access to both Heathrow and Gatwick international airports.

Tenure - Leasehold

Length of lease (years remaining) - 174

Annual ground rent amount (£) - Peppercorn

Annual service charge amount (£) - 1200.00

Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.



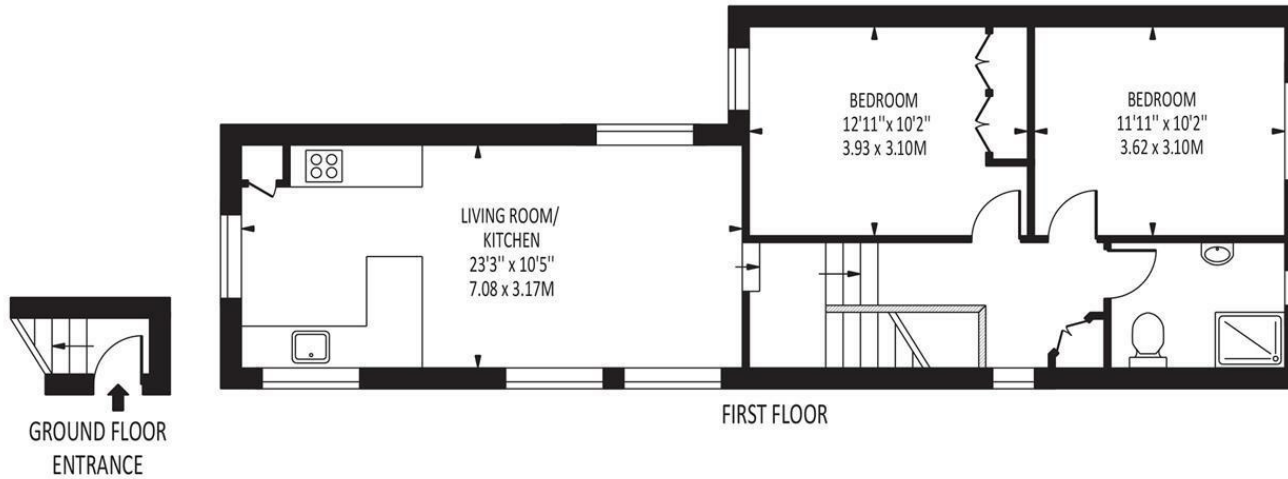


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South Street

Total Area: 672 SQ FT • 62.49 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		63	72

Disclaimer: For Illustration Purposes only
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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