



5 Diston Mansions, Chalk Lane, Epsom, Surrey, KT18 7BS

Price Guide £550,000



- STUNNING CHARACTER APARTMENT
- TWO DOUBLE BEDROOMS
- LUXURY BATHROOM WITH SUNKEN BATH
- OPEN PLAN LIVING AREA
- STYLISH FITTED KITCHEN
- PRIVATE TERRACE
- SECURE UNDERGROUND PARKING SPACE
- PERIOD FEATURES
- CLOSE TO AMENTIES
- EPSOM STATION CLOSE BY

Description

This stunning two-bedroom apartment is part of a character-filled Grade II-listed period conversion in the prestigious Diston Mansions. The property has been beautifully designed with a blend of period features and modern luxuries, making it an ideal home for those seeking a unique living space with plenty of character.

Upon entering, the property boasts impressively high ceilings providing a sense of space and light throughout. The accommodation arranged over three levels with the open-plan living area perfect for both relaxing and entertaining, flowing seamlessly into a high-specification modern kitchen fitted with sleek appliances. Doors lead onto a private terrace perfect for alfresco dining; benefiting from sun throughout the day and well into the evening. The two bedrooms are both doubles and offer plenty of natural light and ample space for freestanding furniture. Steps lead to the family bathroom comprising a modern white suite with sunken bath.

The property benefits from a secure underground parking space adding a level of convenience and peace of mind, a rare benefit for properties of this type. This unique apartment offers the best of both worlds – a character property with modern living conveniences.

Situation

Epsom offers a variety of shops, bars, restaurants and cafes and is home to the Epsom Playhouse presenting a variety of different shows. Nearby there are leisure facilities including The Rainbow Leisure Centre & David Lloyd Centre.

Epsom is a popular commuter town, and offers highly regarded 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. Epsom main line station is close by and provides services to London Waterloo and Victoria.

Tenure

Leasehold - Share of Freehold

EPC

D

Council Tax Band

D

Lease

999 years from 01/01/2022

Service Charge

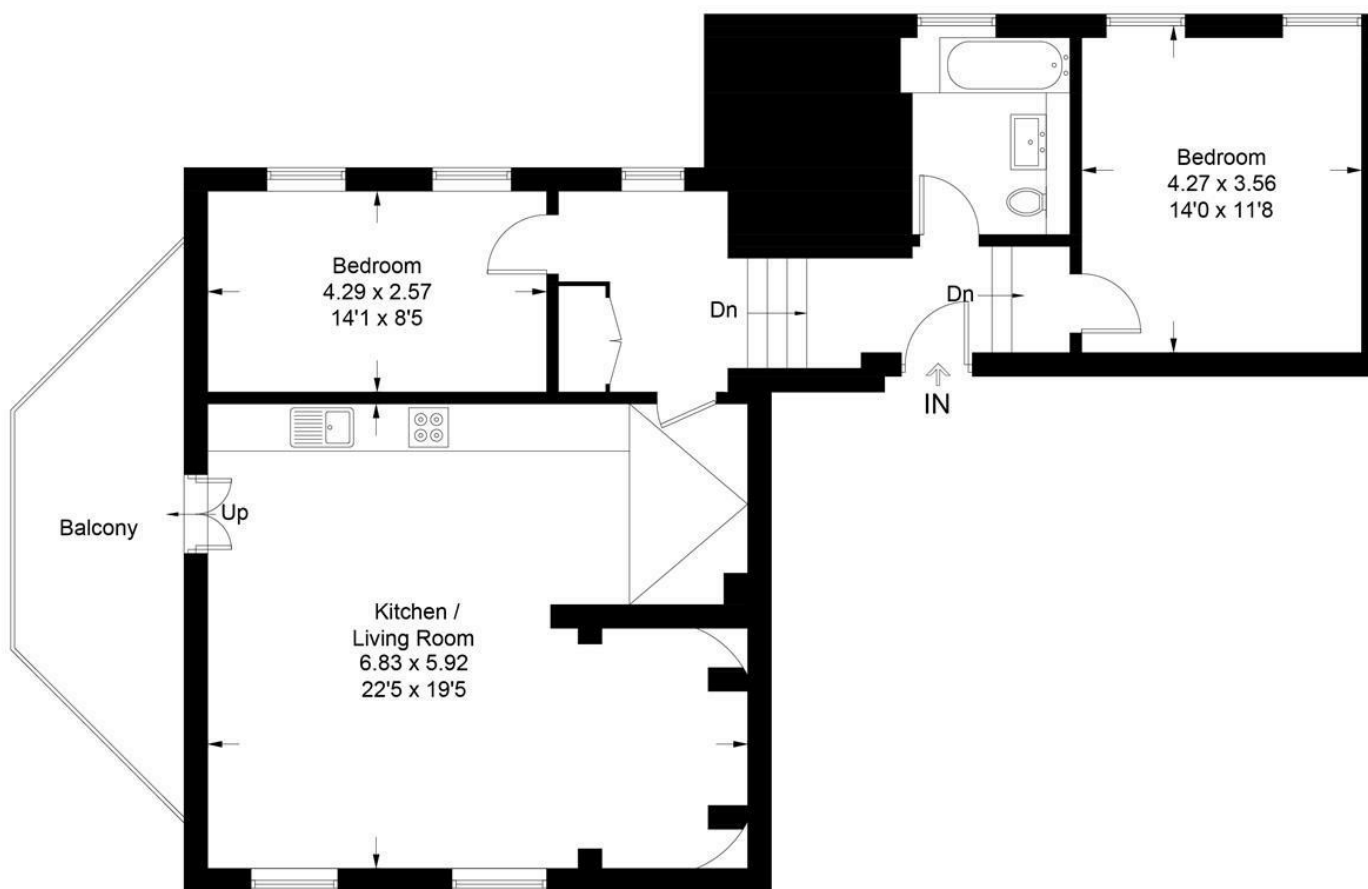
£1,647.38 - 01/01/25 - 30/06/25 (6 months)

Ground Rent

£0 (peppercorn, per annum- if demanded)



Approximate Gross Internal Area = 85.1 sq m / 916 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1201017)

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