

TO LET



Hook Road, Epsom KT19 8TP

£1,750.00 PCM



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Property Description

A stunning and beautifully presented one-bedroom ground floor flat located on Hook Road, Epsom (KT19). This charming property features a bright and spacious living room, a modern separate kitchen, a generously sized bedroom, and a stylish three-piece shower room. It also boasts a large private garden, perfect for relaxing or entertaining.

Additional benefits include double-glazed windows and elegant hardwood flooring throughout.

Ideally situated just a short walk from Epsom Town Centre, you'll enjoy easy access to a fantastic selection of shops, bars, pubs, and restaurants. Epsom Station (South Western & Southern lines) is also nearby, offering excellent transport links across London and into the City.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Material Information

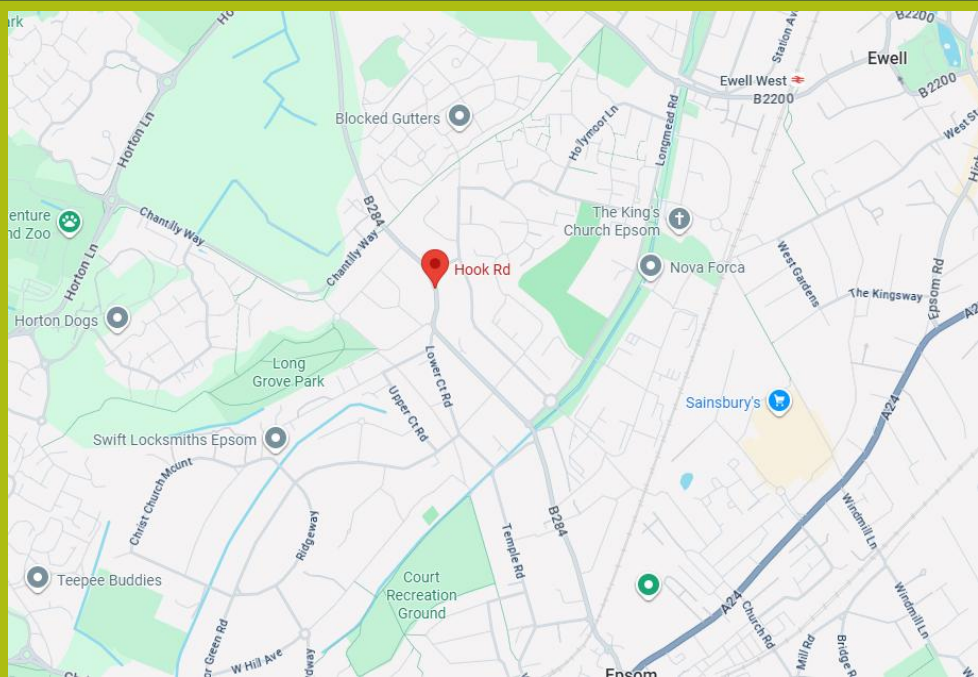
Date Available – 04/12/2025

Holding deposit amount – £403

Security Deposit amount (Five weeks rent) – £2,019.00

Council Tax Band – C

Local Authority – Epsom & Ewell Borough Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
No Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



Mobile Signal
Good Coverage

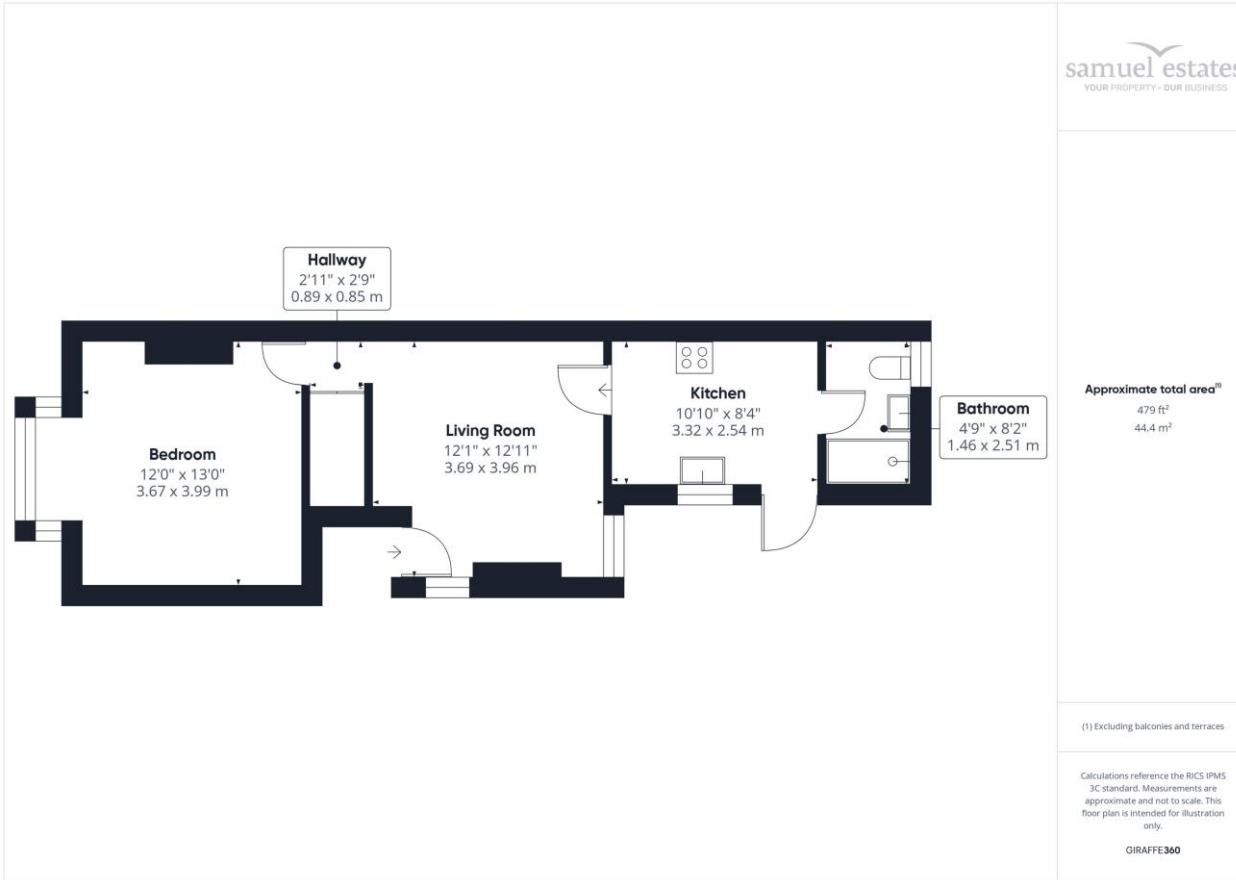


Flood Risk

Has the property been flooded in the past five years: **NO**
Level of Risk: None



**Proposed Development
in Immediate Locality?**
None



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	67	74
39-54 E		
21-38 F		
1-20 G		

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45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
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Streatham
432/434 Streatham High Road
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