



*Smoke Lane RH2*

£450,000



*“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”*

————— *The Stone Family*



On the picturesque Smoke Lane, awaits this remarkable opportunity to embrace spacious living in an expansive three-bedroom conversion apartment. This top-floor abode exudes an aura of contemporary elegance while retaining the timeless charm of its original facade.

As you step into the apartment, a sense of space and serenity washes over you, offering a versatile canvas for your personal style and creativity.

There is a generously proportioned reception room bathed in natural light streaming through an expansive window. This inviting space sets the tone for the rest of the residence.

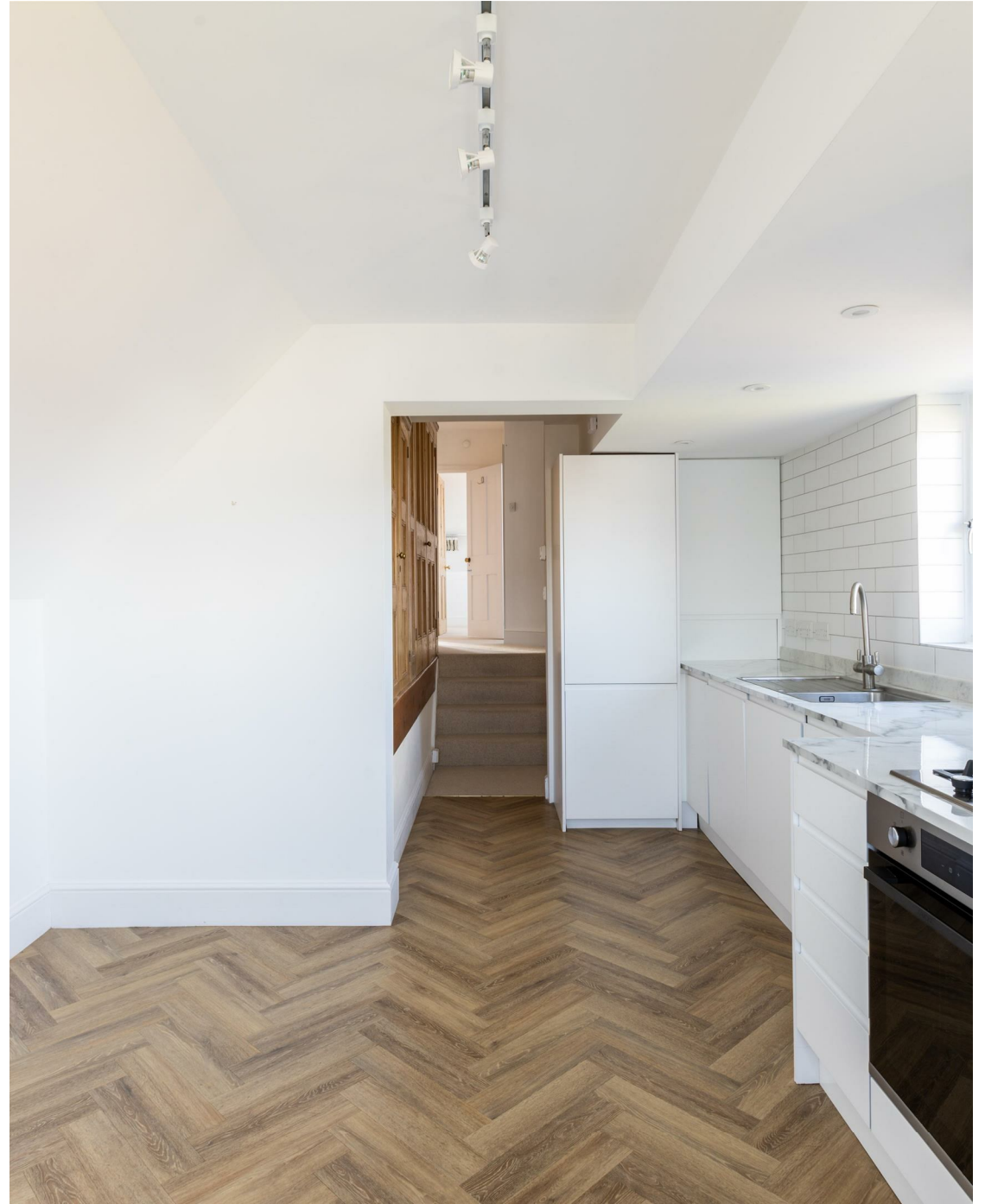
Venture further, and you'll discover two well-appointed double bedrooms and a family bathroom. The principal bedroom boasts a touch of opulence with its ornate original fireplace, adding character, and completing this sanctuary is an en-suite shower room.



Ascend the stairs to a charming landing, where a pathway leads to the pièce de résistance: a spacious kitchen and dining area. Adorned with modern white cabinetry, complemented by attractive metro tiling and integrated appliances. Dual aspect windows illuminate the space, creating an ambiance that is both vibrant and inviting.

But the allure of this apartment doesn't end here. Ascend further to discover a loft room, offering a versatile space for relaxation, work, or play.

Throughout, the apartment is adorned with neutral décor, providing a blank canvas for you to infuse with your unique personality and style. Whether you envision a cosy retreat to unwind after a long day or a stylish entertaining space to host gatherings with loved ones, this residence offers the perfect backdrop for your aspirations.









A short stroll from Smoke Lane lies Reigate's historical high street, bustling with an array of independent shops, boutiques, cafes, and restaurants. From charming coffee shops perfect for a morning pick-me-up to fine dining.

Adjacent to Smoke Lane, Priory Park offers a serene escape from the hustle of daily life. With its beautiful gardens, children's play areas, and sports facilities, Priory Park is a beloved destination.

Reigate train station is conveniently located nearby, offering regular services to London and other major cities. Additionally, the M25 motorway is just a short drive away, connecting residents to the wider motorway network.











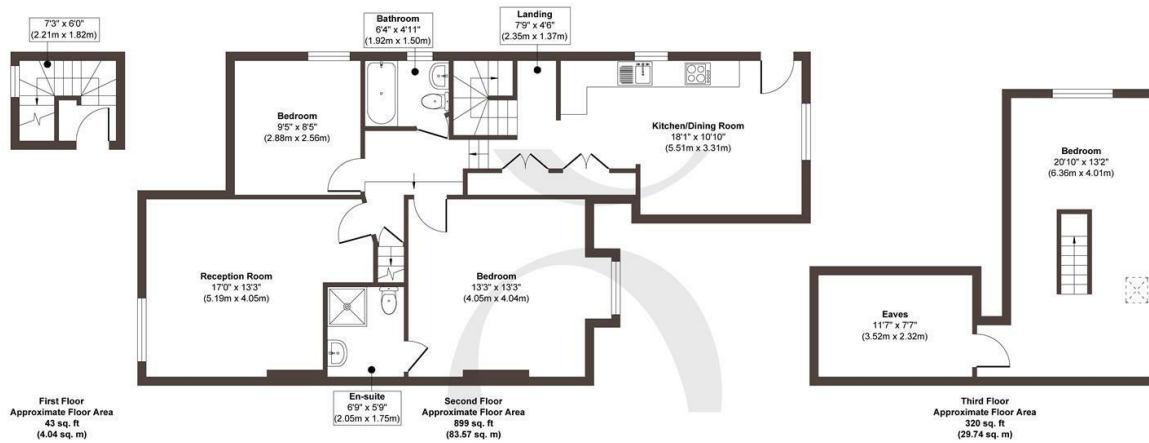
## The Details

- Beautiful Victorian top floor conversion
- Share of freehold
- Spacious three bedroom apartment
- Principle bedroom with en-suite shower
- Family bathroom
- Ample storage in eaves and built-in cupboards
- Service charges - £50pcm
- Situated on a desirable residential road in Reigate

Size  
Approx 1065.67 sq ft

Energy Performance Certificate (EPC)  
Rating D

Council Tax Band  
C



**Approx. Gross Internal Floor Area 1262 sq. ft / 117.35 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

STONE



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