

STONE



*London Road RH1*

£350,000

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

————— *The Stone Family*



This beautifully presented split-level conversion apartment, set within a handsome Victorian building dating back to 1900, offers an exceptional blend of period charm and contemporary living.

This spacious home spans the upper levels and is flooded with natural light. From the moment you step through the traditional front door, adorned with original stained glass, the property showcases an array of original features that add to its distinctive character.

The tall ceilings create a sense of airiness, while the original sash windows frame views of the tree lined main road. The two large reception rooms, each featuring a period fireplace, offer a perfect balance of relaxation and entertaining space, and the separate kitchen, with ample space for modern living, adds practicality to the charm.

Upstairs, two spacious double bedrooms are equally light-filled, with large windows that invite in plenty of sunlight. The property also includes a well-appointed bathroom and separate WC, with additional storage cupboards that make the home as functional as it is stylish.









Situated on London Road, residents benefit from off-street parking via neighbouring Lynwood Road, making everyday life convenient.

Families will appreciate the proximity to a range of excellent local primary schools, including St. Matthew's Church of England Primary School, Hatchlands Primary, and Earlswood Infant and Nursery School, all highly regarded in the area for their strong academic performances and welcoming communities.

Just a short stroll away is Redhill's charming Memorial Park, perfect for a relaxing afternoon walk or time spent with family. Redhill itself has undergone significant regeneration in recent years, adding to its appeal as a vibrant and convenient place to live.

The bustling town centre of Redhill is within walking distance, offering a range of shops, cafés, and eateries, while the train station provides direct links to London Bridge and Victoria in under 40 minutes, making this an ideal location for commuters.

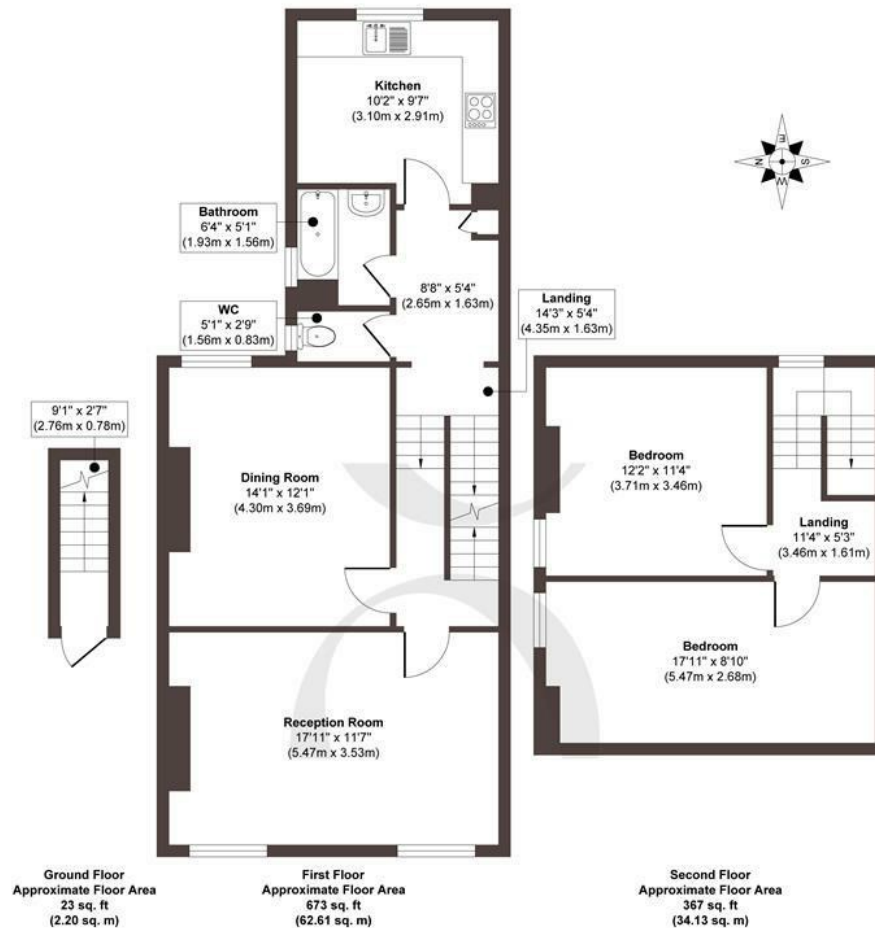
In addition, the historic market town of Reigate, known for its boutique shops, cosy pubs, and picturesque high street, is just a 5 minute drive away.











**Approx. Gross Internal Floor Area 1063 sq. ft / 98.94 sq. m**

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

Produced by Elements Property

**STONE**

## The Details

- Substantial split-level Victorian conversion apartment
- Original character features and tall ceilings
- Two double bedrooms on the upper level
- Two spacious receptions, both with fireplaces
- Sash windows flood the space with natural light
- Contemporary bathroom and kitchen
- Off street parking via Lynwood Road
- Ideally situated for nearby schools, commuting and the town centre
- Leasehold property with long 190 year lease
- £1200 service charge, including ground rent and maintenance

Size

Approx 1063.00 sqft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

D



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