



SILVERMAN
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PROPERTY SPECIALISTS





Flat 10 Bluebird House, 24 High Street Epsom, KT17 1SJ

Price Guide £595,000

Bluebird House is a contemporary development of just fourteen elegant new homes - each offering a rare combination of style and individuality, located right in the heart of Ewell Village in North Surrey. Affording a full range of properties - including several spacious one bedroom units, some truly stunning two bedroom apartments (some with private outside space or a roof terrace), a beautiful two bedroom Mews House and a pair of unique three bedroom town houses - this modern, suburban complex will appeal to a wide spectrum of buyers. All of the units will come "fully loaded" with integrated kitchens featuring Quartz work tops, induction hobs and cookers, fridge freezers and dishwashers, and luxurious bathroom suites. Other features include central heating, double glazing, secure electronically controlled security gates and a 10 year building warranty.

Ewell is a leafy North Surrey village, located 12 miles south of Central London, just 2 miles north east of Epsom town centre and 3 miles from the famous Epsom Race Course. Positioned immediately outside the boundary of Greater London, the village has two British Rail stations - giving access to London Bridge and London Victoria within about 40 minutes. Junction 8 of the M25 is about 15 minutes drive away - with both Gatwick and Heathrow approximately 15 miles distant.

Flat 10 is a truly sumptuous penthouse apartment with over 1000 sq ft of luxury accommodation and a large "wrap-around" roof terrace - a unique apartment with real "Wow factor"! The living area is extraordinary, featuring a large living space, a study area and a huge open plan kitchen/dining room giving access to the terrace - the pictures honestly "don't lie"! Both bedrooms are generous doubles, the master bedroom has luxurious en-suite and the property comes with an on-site allocated parking space and an EV charging station. Quite unlike anything that you will have viewed before, we highly recommend taking the trouble to visit!



- An extraordinary two bedroom/two bathroom Penthouse apartment which has to be experienced to be appreciated!
- A stunning open plan living room with a separate study "nook" and a sumptuous kitchen/dining room with multiple doors onto the wrap around roof terrace!
- Generously proportioned double bedrooms, luxury en-suite shower room with the master
- Allocated, on site parking space with an EV charging station
- Featuring panoramic views over Ewell Village - a fantastic outdoor entertaining space
- Gas/Radiator heating, double glazing, security entryphone system, Share of Freehold with a new 125 year lease
- Situated only yards from Ewell Village centre and Ewell Castle School, 2 miles from Epsom town centre & 3 miles for Epsom Race Course
- Excellent public transport links with two local BR stations affording access to London Bridge and London Victoria in roughly 40 minutes
- Viewing very strongly recommended - so call today to book your appointment

