



## 109 Hudson House

Station Approach, Epsom, KT19 8DL

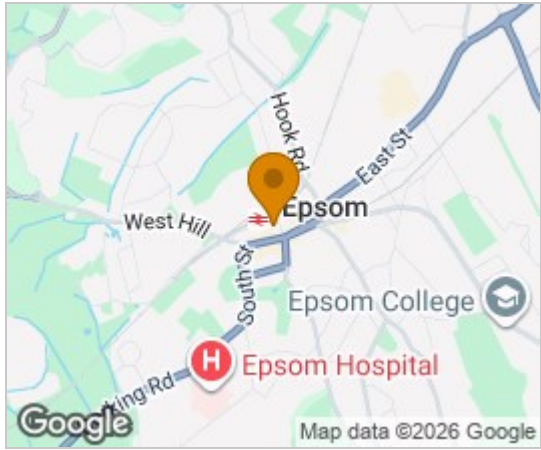
**Asking Price £319,950**



Thomas & May is delighted to offer this two bedroom / two bathroom penthouse apartment benefiting from a large south facing terrace with far reaching views over Epsom Downs and located in the centre of Epsom close to shops, local amenities and excellent rail links to Waterloo, London Victoria and London Bridge. Accommodation comprises open plan kitchen/living room with patio doors opening onto the terrace, master bedroom with ensuite, double bedroom and a family bathroom. The apartment also has an allocated parking space. No Onward Chain.



### Area Map



### Floor Plans



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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