



barnard marcus

Shaw House Elizabeth Drive, Banstead SM7 2FD



welcome to

Shaw House Elizabeth Drive, Banstead

Set within the tranquil surroundings of Banstead Woods, this impressive one bedroom apartment offers a rare combination of space, style, and lifestyle amenities. The property is chain free and located in a prestigious gated private development, surrounded by 28 acres of enchanting woodland and beautifully maintained communal gardens.

The apartment itself is generously proportioned, with a light and airy feel throughout. A separate kitchen provides practicality and convenience, while the spacious living area is perfect for both relaxing and entertaining. The bedroom is well sized, offering ample room for storage and comfort. Allocated parking is included, with plentiful visitor spaces available, as well as modern EV charging ports for electric vehicles.

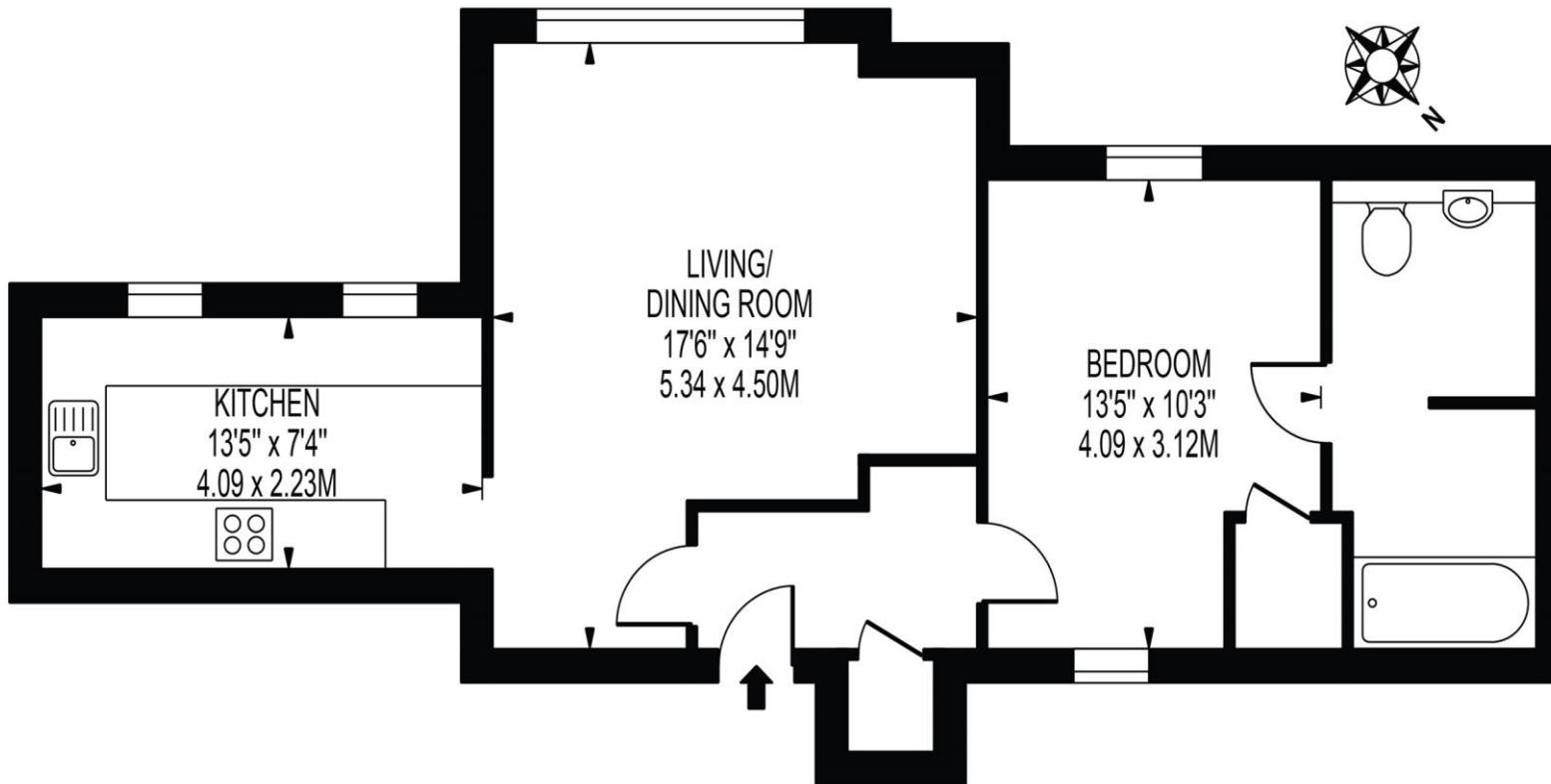
Residents of this development enjoy exclusive access to a range of leisure facilities, including private tennis courts, a Japanese water garden, and a dedicated barbecue area for summer gatherings. Multiple green spaces are available to choose from, ideal for picnics, outdoor relaxation, or simply enjoying the peaceful natural surroundings.

Transport links are excellent, with nearby bus routes and easy access to Banstead Station, Chipstead Station, and Kingswood Station, making commuting straightforward. Whether you are a first time buyer, an investor seeking a desirable rental property, or someone looking to downsize without compromising on lifestyle, this apartment is a superb opportunity.



SHAW HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 590 SQ FT - 54.80 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- Open day Saturday 17th January **By appointments only**
- One bedroom apartment
- Allocated parking
- Beautiful communal gardens
- Gated development

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 5237.00

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

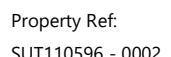
offers in excess of

£280,000



view this property online barnardmarcus.co.uk/Property/SUT110596

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

SUT110596 - 0002



Please note the marker reflects the postcode not the actual property



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