

TO LET



Horton Crescent, Epsom, KT19

£2,200.00 PCM

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Property Description

This lovely three-bedroom ground floor flat that is located on a highly sought-after Livingston Park development in Epsom. With easy access to Epsom Station. The property comprises a large main bedroom with built-in wardrobes and well-presented en-suite shower room, Second double bedroom with built-in wardrobes and a third well-proportioned bedroom that is currently being utilised as a study/office.

This fantastic property also boasts a contemporary kitchen with integrated appliances, A three-piece family bathroom and the true heart of the home which is the stunning living/dining space that offers access to the patio and picturesque communal gardens.

Further benefits include allocated parking space well-presented throughout large shared communal garden space ample storage and easy access to London and Gatwick Airport. This property benefits from fantastic transport links being within close proximity to a number of outstanding primary & secondary schools and is also within walking distance to a number of shops leisure facilities and green open spaces. Including David Lloyd Epsom.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

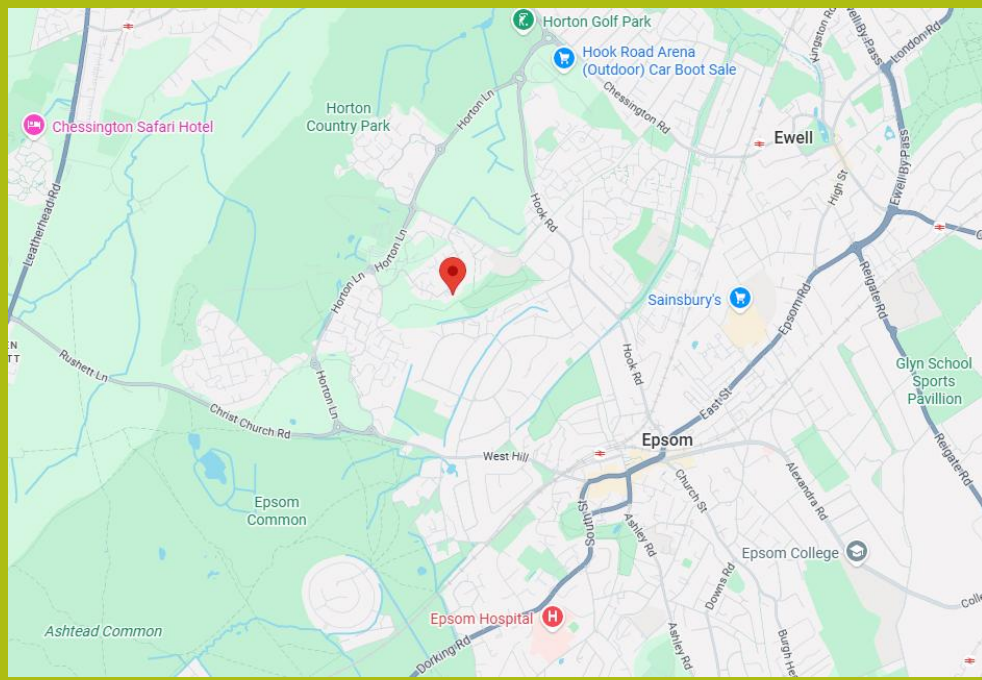
Date Available – 22/08/2026

Holding deposit amount – £507

Security Deposit amount (Five weeks rent) – £2,538.00

Council Tax Band – D

Local Authority – Epsom & Ewell Borough Council



Property Type

Flat (Ground Floor)



Construction Type

Brick



Parking

Allocated Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

Has the property been flooded in the past five years: NO

Level of Risk: None



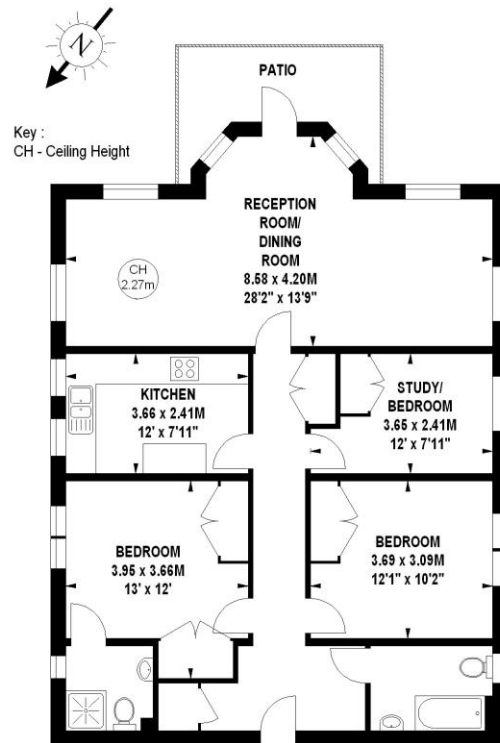
Proposed Development in Immediate Locality?

None

Silk Croft, KT19

Approximate gross internal area

94.29 sq m / 1015 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, and rooms are approximate and no responsibility is taken for any error, omission, or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant. Specifically no guarantee is given on the total square footage/meterage of the property if quoted on this plan. Any figure is for initial guidance only and should not be relied on as a basis of valuation.

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Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 020 8679 9889



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	80	80
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

