



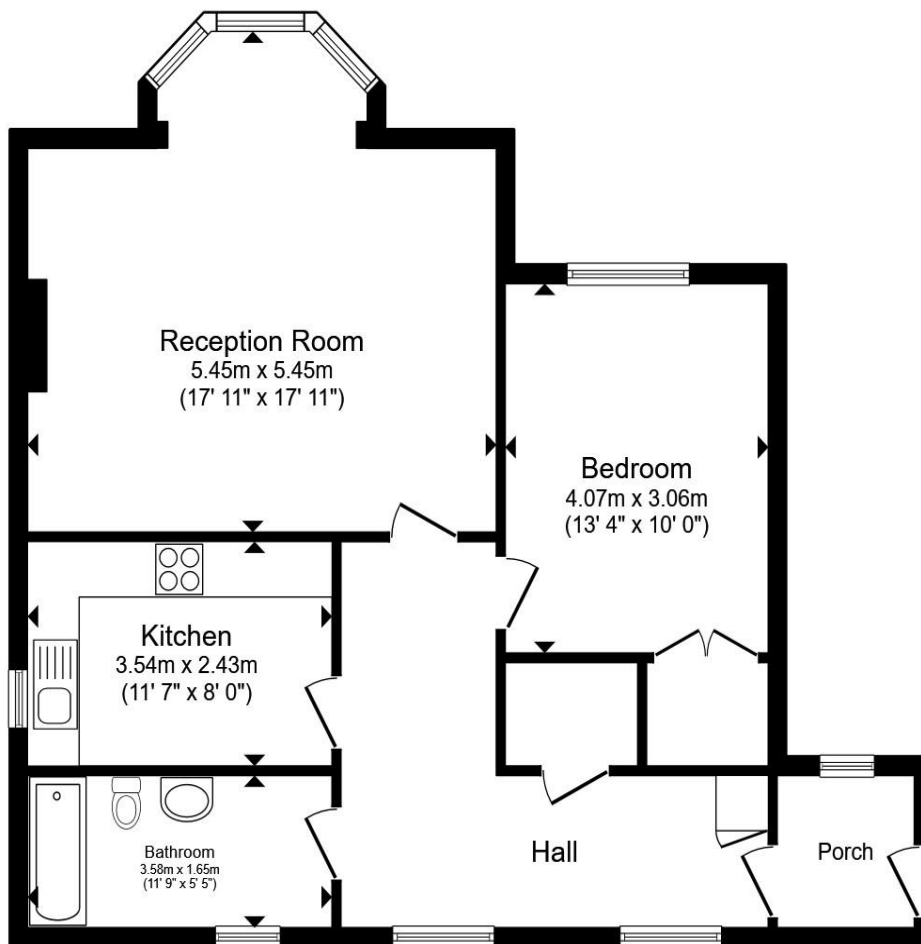
Prospect House, Grove Close, Epsom KT19 7NP

welcome to

Prospect House, Grove Close, Epsom

A rare Edwardian gem on coveted Clarendon Park — a bright, stylish ground-floor apartment offering character, calm, and unbeatable access to Epsom's travel and leisure activities. The home is offered with, parking & communal garden.





Total floor area 73.5 m² (791 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Barnard Marcus is delighted to present a rare opportunity to acquire this charming ground-floor apartment, set within an imposing and beautifully maintained Edwardian building at the end of a highly sought-after cul-de-sac in Clarendon Park. The accommodation includes a welcoming hallway with useful storage, leading to a modern fitted kitchen with wall-mounted units and integrated appliances. The spacious, light-filled lounge features elegant sash windows offering attractive rural views. A generous master bedroom, also with sash windows, is complemented by a well-appointed and newly fitted bathroom with a three-piece suite. Externally, the property benefits from a residents' car park with two residents parking bays and visitor parking to the front, while to the rear lies a stunning communal garden, thoughtfully landscaped and laid to lawn. Clarendon Park is a peaceful and well-regarded private residential development, ideally positioned for Horton Golf Club and Horton Country Park — perfect for scenic walks and bike rides. Epsom town centre is within easy reach, offering an excellent range of shops, restaurants, bars, a cinema, and a theatre, as well as access to popular local schools. Transport links are excellent, with Epsom railway station providing regular services to London Waterloo, Victoria, and London Bridge. The M25 (Junction 9) is approximately three miles away, offering convenient access to both Heathrow and Gatwick airports

welcome to

Prospect House Grove Close, Epsom

- Clarendon Park Development
- Edwardian Conversion
- Ground Floor
- One Double Bedroom
- Sash Windows & New Boiler with Gas Central Heating Throughout

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1900.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2000. 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

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110071



Property Ref:

EPS110071 - 0006

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.

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barnard marcus



01372 740911



Epsom@barnardmarcus.co.uk



2 Kings Shade Walk, The Ashley Centre, Epsom, Surrey, KT19 8EB



barnardmarcus.co.uk