



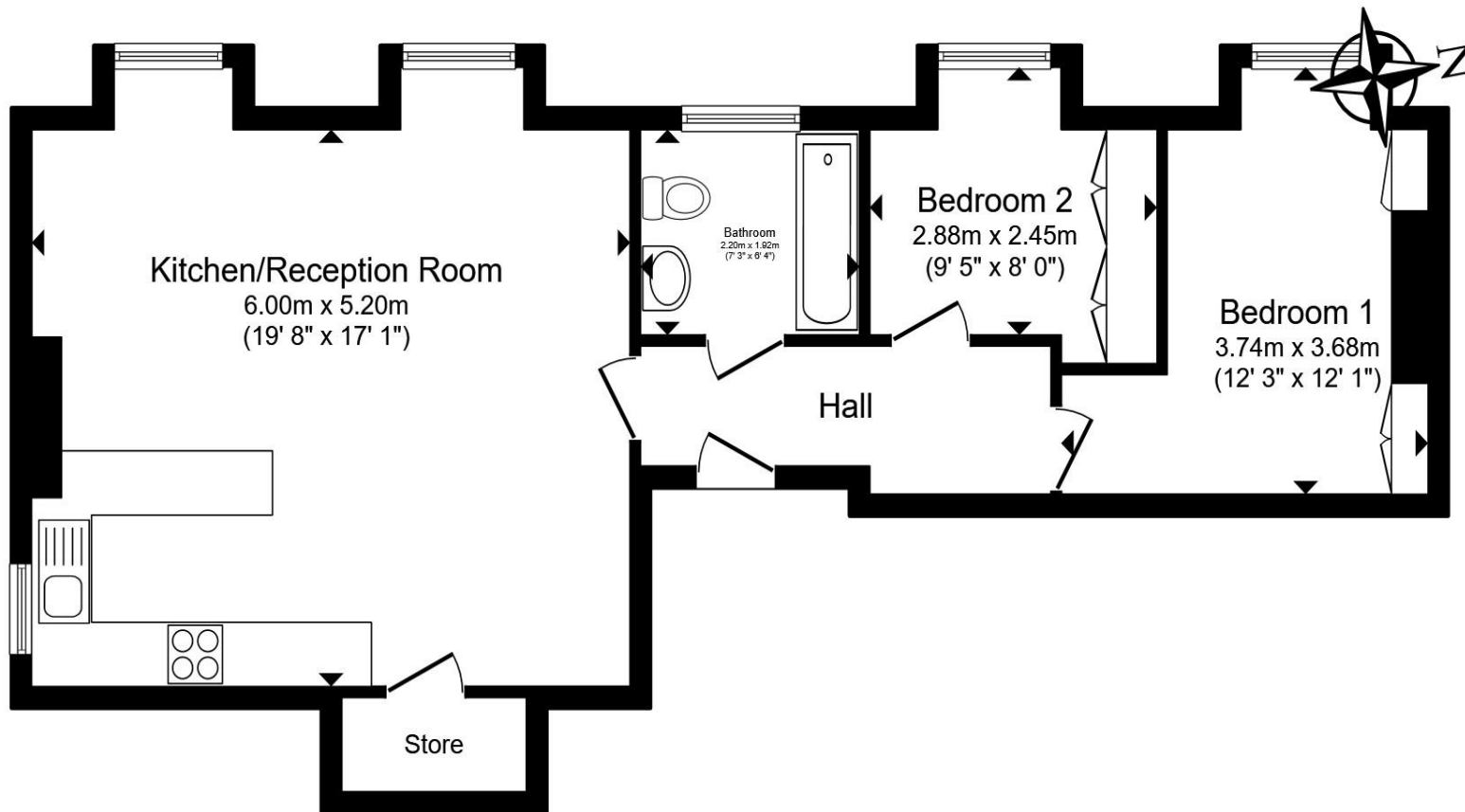
Ashley House, Ashley Road, Epsom KT18 5AZ

welcome to

Ashley House, Ashley Road, Epsom

Welcome to this exquisite first floor apartment located on Ashley Road in the charming town of Epsom. This stunning grade II listed property boasts two bedrooms, a family bathroom, and open plan reception room, allocated parking & no onward chain.





1st Floor

Total floor area 62.5 m² (673 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



Beautifully converted period apartment in the heart of Epsom Town set within an elegant building dating back to the 1700s. This exceptional first-floor apartment offers a perfect blend of historic character and contemporary living, boasting high ceilings and stunning sash windows. The property is filled with natural light, creating a bright and airy ambience.

The apartment offers unrivalled convenience, with Epsom Station just a short walk away — perfect for commuters and those wishing to enjoy easy access to both London and the surrounding countryside.

The building itself was thoughtfully and expertly converted in 2019, in collaboration with Historic England, ensuring its heritage has been carefully preserved while incorporating modern comforts. The result is a stylish and sophisticated home, finished to an impeccable standard throughout.

Accessed via a secure entry system, the apartment is reached from a smart and welcoming communal reception hall and sits on the first floor via a grand staircase. Internally, the property comprises two well-proportioned bedrooms, a contemporary three-piece bathroom suite, and a stunning open-plan kitchen and living area, ideal for both relaxing and entertaining.

Externally, the property benefits from an allocated parking space and a paved communal courtyard to the rear. For those who enjoy outdoor space, the green open spaces of Rosebery Park which is just 5 minutes' walk away.

welcome to

Ashley House, Ashley Road, Epsom

- Stunning Grade II Listed First Floor Flat
- Two Bedrooms
- Sash Windows & High Ceilings
- Modern Open Plan Kitchen
- Allocated Parking
- NO ONWARD CHAIN
- Moments From Epsom Station & Shops

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: C Service Charge: 1853.14

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 126 years from 25 Dec 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EPS107185 - 0004

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