



Gladstone House, Epsom

Guide Price £500,000

Leasehold

- Luxury Victorian conversion apartment
- Ground floor with Southerly facing patio
- 23ft living/dining room
- Upgraded modern kitchen
- Refitted ensuite & bathroom
- Allocated parking bay
- High ceilings & sash windows
- Wonderful outlook over parkland
- Walking Distance to both Epsom & West Ewell Stations



This stunning ground floor apartment is located in arguably the best position within this attractive converted Victorian building and is offered to the market in exceptional order throughout having been the subject of an extensive refurbishment by the current owners.

Set in the heart of the highly sought after Livingstone Park, and enjoying a private Southerly facing patio and the secluded parkland communal grounds that surround it, immediate viewing is essential.

The 23ft x 21ft living room is a real feature of this property with a tremendous amount of natural light, all helped by the high ceilings and large double glazed sash windows with plantation shutters throughout.

Just a stones' throw from the bus stop and a short walk from the

open spaces of Horton Country Park and the David Lloyd leisure centre. Due to the high level of interest that we expect in this property we are recommending immediate inspection.

Offering 1036 Sq Ft of accommodation, the apartment provides a huge amount of flexible space and is perfect for those wanting to downsize but not downgrade.

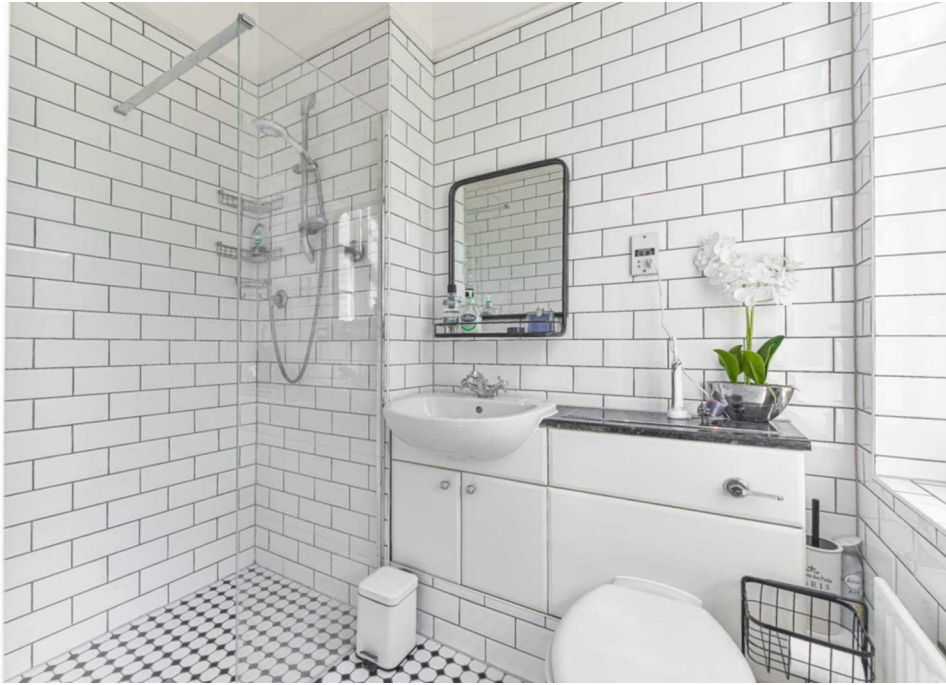
The stunning 23ft x 21ft reception room has direct access to the private patio, there is an updated modern kitchen/breakfast room, master bedroom with updated en-suite shower room, a spacious guest bedroom and the updated main bathroom.

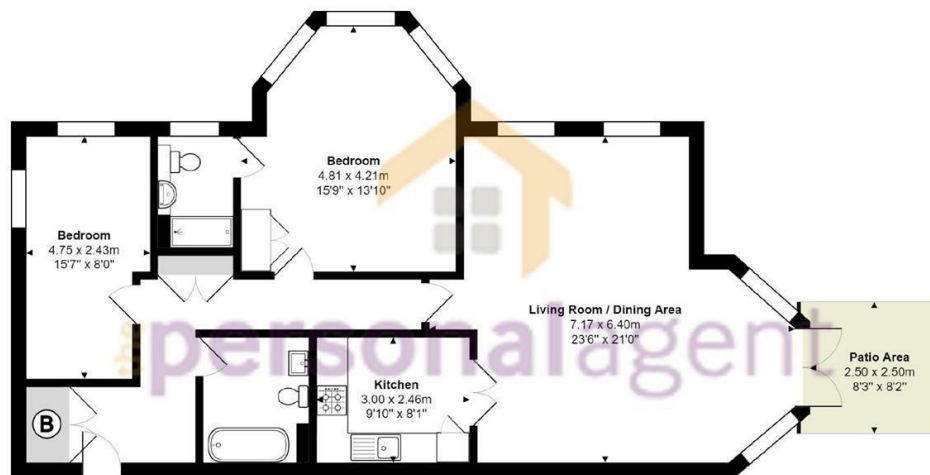
Such is the rarity of these larger ground floor conversion apartments becoming available we are advising all applicants to lodge their interest as the allocation of well proportioned accommodation is unrivalled in our view.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers regular rail services to London Bridge, Victoria and Waterloo. Both Epsom and Ewell West stations are within walking distance. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.







Ground Floor Flat

Gladstone House, Epsom

Total Area: 96.3 m² ... 1036 ft² (excluding patio area)

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Epsom Office
2 West Street
Epsom, Surrey KT18 7RG
T: 01372 745 850

Ewell Office
220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office
62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office
141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699

 **the personalagent**
sales@thepersonalagent.co.uk | thepersonalagent.co.uk

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.





the personal agent