



College Road, Epsom

The **PERSONAL** Agent

Guide Price £550,000

Leasehold

- Over 1,600 sq ft of space
- Set over two floors
- Three spacious double bedrooms
- Large open plan kitchen/diner
- Elegant bay windowed lounge
- Family bathroom and ensuite
- Private patio with garden access
- Off street parking
- Prime College Area location
- No onward chain

Tucked within a grand, character filled building in the heart of Epsom's prestigious College Area, this beautifully presented duplex apartment offers over 1,600 sq ft of thoughtfully designed living space. Rarely available, and set across two levels, it's the kind of home that blends period elegance with modern comfort, perfect for those who value both style and practicality.

A sweeping driveway with ample parking creates an immediate sense of arrival. Inside, a secure entry system leads to a handsome communal hallway that hints at the generous proportions and timeless charm waiting within. The apartment itself has been redecorated by the current owners and features new flooring throughout, bringing a fresh, contemporary feel to its classic setting.

Ideal for both entertaining and everyday living, the lower level of the home showcases a stunning 24ft x 23ft open plan kitchen, dining, and family space. The stylish kitchen, complete with a walk in pantry, flows effortlessly into the living area, while French doors open onto a private patio, perfect for relaxed brunches, evening drinks, or simply unwinding with a book. From here, steps lead up to beautifully maintained communal gardens.

Upstairs, the bright and airy bay windowed sitting room provides a welcoming space to relax, while three generous bedrooms offer flexibility for growing



families, home working, or guest accommodation. The main bedroom enjoys its own ensuite, and a separate family bathroom serves the remaining rooms, each finished with clean, modern touches that complement the apartment's elegant proportions.

The abundance of natural light, high ceilings, and character features make this home feel as uplifting as it is spacious. Whether you're hosting friends for dinner, working from home in peace, or enjoying a quiet moment in the garden, every space has been designed to support a comfortable, stylish lifestyle.

With no onward chain and a location just moments from Epsom's vibrant town centre, excellent schools, and mainline station, this is more than just a property, it's a rare opportunity to enjoy space, charm, and convenience in one of the area's most desirable settings.

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 a good mix of state and independent schools for all age groups. 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.

Tenure - Leasehold
Length of lease (years remaining) - 101
Annual ground rent amount (£) - 175.00
Annual service charge amount (£) - Approximately £2,400
Council tax band - F

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

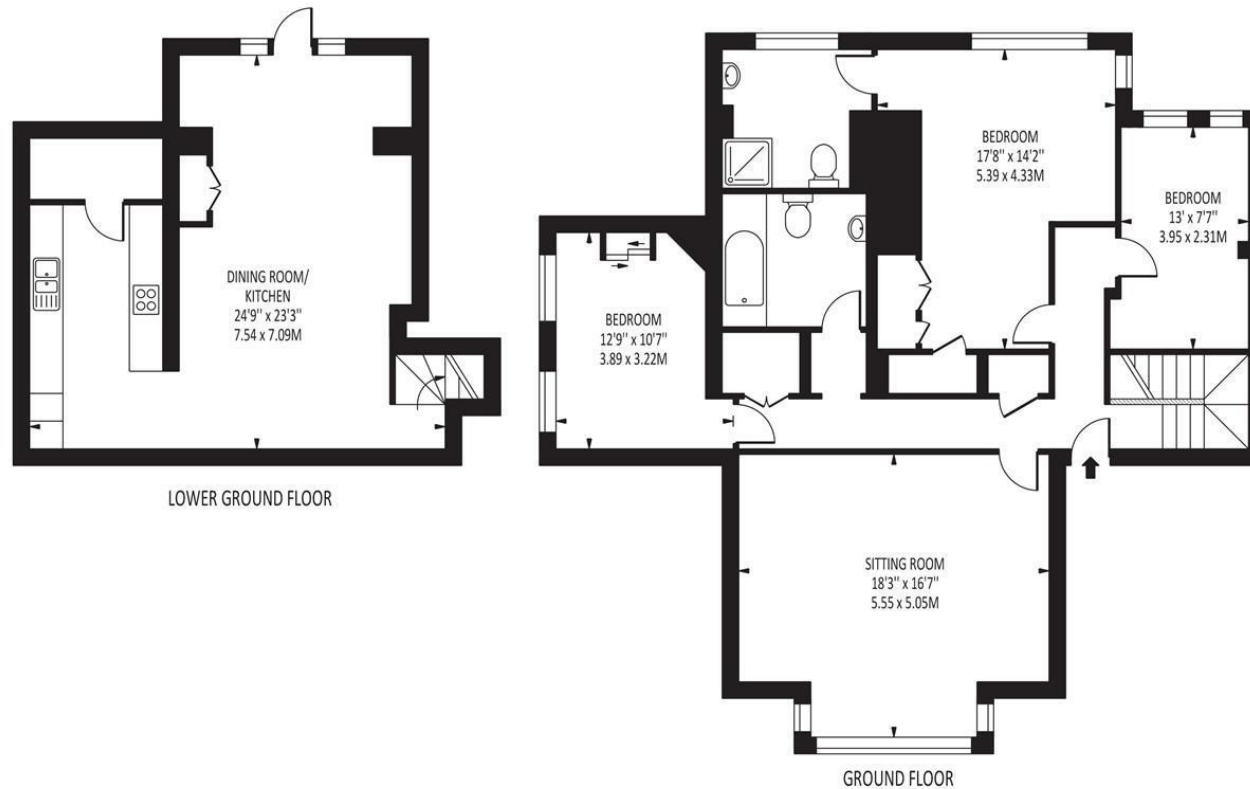




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The Firs, College Road

Total Area: 1602 SQ FT • 148.81 SQ M



Disclaimer: 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 of 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	77
England & Wales		
EU Directive 2002/91/EC		

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