



Gladstone House, Epsom

The **PERSONAL** Agent

£480,000

Leasehold

- Luxury Victorian conversion apartment
- 1026 Sq Ft of generous accommodation
- First floor with Southerly facing views
- 20ft x 19ft living/dining room Allocated parking bay
- High ceilings & sash windows
- Wonderful outlook over parkland
- Walking Distance to both Epsom & West Ewell Stations



The Personal Agent are proud to present this absolutely stunning first floor apartment that enjoys arguably the best position within this attractive converted Victorian building and is offered to the market in exceptional order throughout with coveted Southerly views over the surrounding parkland.

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

The 20ft x 19ft 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 throughout.

*** Overlooking Parkland *** Offering 1026 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 20ft x 19ft reception room has wonderful Southerly views over parkland. There is an kitchen/breakfast room that links to the reception space, stunning master bedroom with en-suite shower room, a spacious guest bedroom and the main bathroom. Such is the rarity of these larger first floor conversion apartments becoming available we are advising all applicants to lodge their interest as the allocation of well proportioned accommodation and position with outlook over parkland 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 M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.







First Floor Flat

Gladstone House, Horton Crescent, Epsom

Total Area: 95.3 m² ... 1026 ft²

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

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