

Butler's  
thoughtful estate agency



West Street, Epsom, KT17 1UU  
£1,800 Per month

# PROPERTY SUMMARY

Nestled in the charming area of Ewell, Epsom, this delightful flat conversion on West Street offers a perfect blend of modern living and convenience. With two well-proportioned bedrooms, this property is ideal for couples, small families, or those seeking a comfortable space to call home.

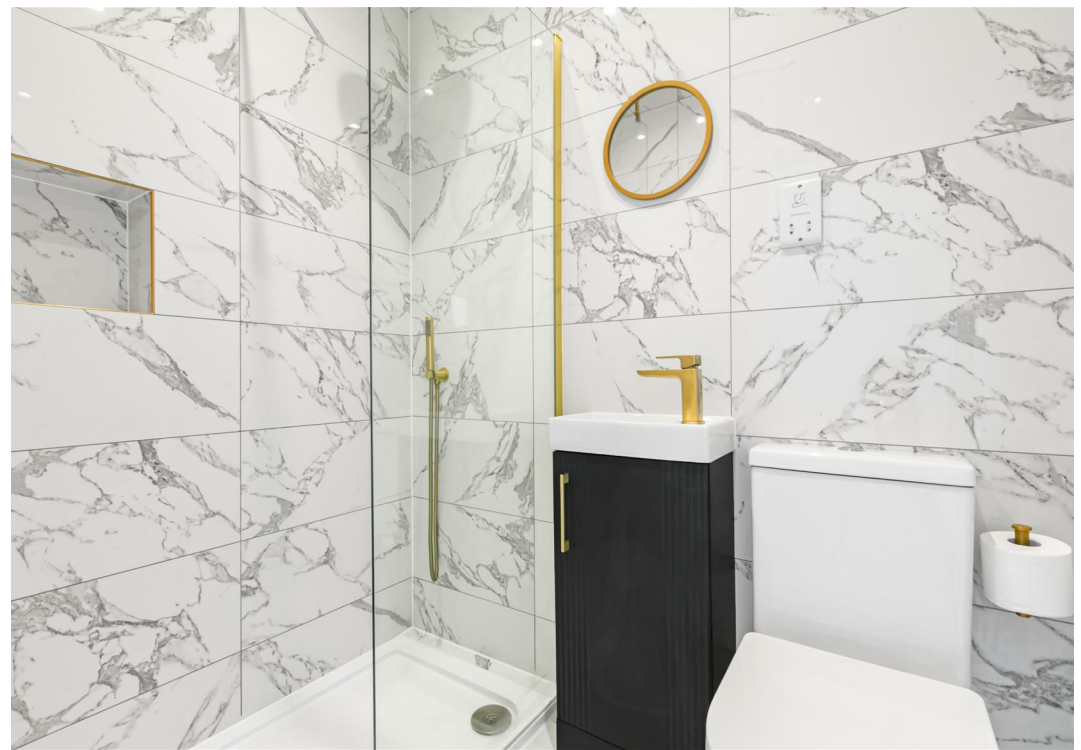
The flat features a spacious reception room, providing a welcoming area for relaxation and entertaining guests. The layout is thoughtfully designed, ensuring that every corner of the home is utilised effectively. With two bathrooms, including an en-suite, morning routines will be a breeze, adding to the overall appeal of this lovely residence.

One of the standout features of this property is the dedicated parking space for one vehicle, which is a rare find in such a desirable location. Additionally, the inclusion of electric vehicle charging facilities and bicycle storage makes this flat an excellent choice for environmentally conscious renters.

Ewell has a vibrant community and excellent transport links into London Victoria and London Bridge, as well as easy access to the nearby bustling town of Epsom. With shops, parks, and schools within close proximity, this flat is perfectly situated for those who appreciate both tranquility and convenience.

In summary, this two-bedroom flat conversion on West Street is a fantastic opportunity for anyone looking to enjoy modern living in a sought-after area. With its spacious interiors, parking, and EV charging, it is a property that truly deserves your attention.

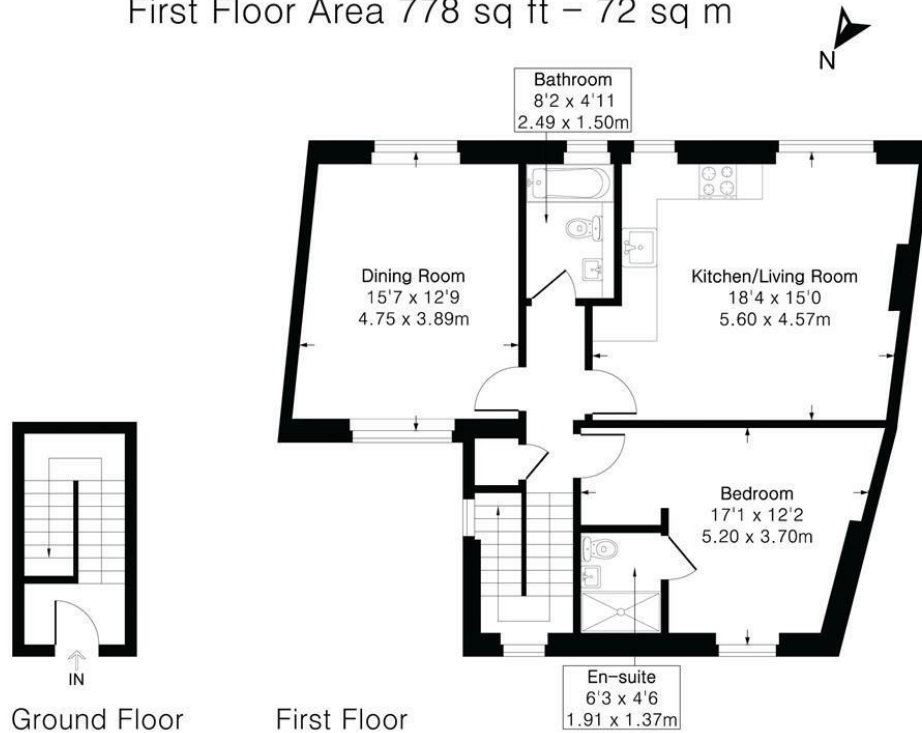




## Approximate Gross Internal Area 845 sq ft - 78 sq m

Ground Floor Area 67 sq ft – 6 sq m

First Floor Area 778 sq ft – 72 sq m



**LOCAL AUTHORITY**  
Epsom & Ewell

**DEPOSIT REQUIRED**  
£2,077

**PROPERTY AVAILABLE DATE**  
17th April 2026

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Butler's**  
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**OFFICE ADDRESS**  
18 Sutton Plaza  
Sutton  
Surrey  
SM1 4FS

**OFFICE DETAILS**  
020 39 170 160  
lettings@butlershomes.co.uk  
butlershomes.co.uk