



**Imperial House, East Street, Epsom, KT17 1EY**

**welcome to**

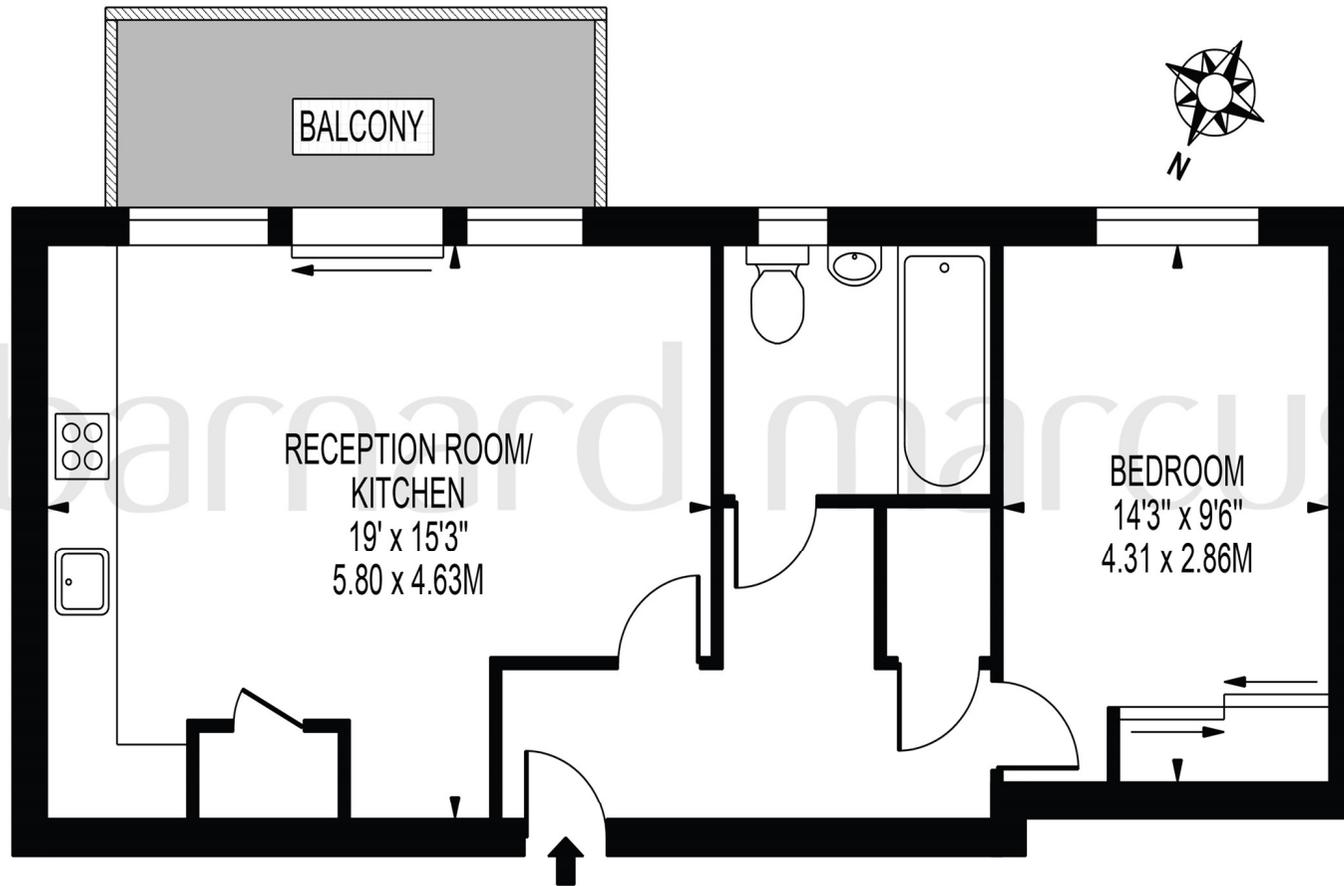
**Imperial House, East Street, Epsom**

Built in just 2020 Barnard Marcus are delighted to welcome back to the market this stunning one double bedroom penthouse flat with spectacular views over Epsom Downs & beyond from the private balcony. This development has lift access to all floors, allocated parking bay and a secure entry system.



# IMPERIAL HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 535 SQ FT - 49.73 SQ M



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 OR 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.

We are delighted to be able to offer this stunning one double bedroom penthouse flat to the market. Built in 2020 and finished to a very high standard throughout this home lies on East Street in Epsom, within walking distance to Epsom high street & Epsom Train Station with direct train links to London Waterloo, Victoria & London Bridge.

The property has an allocated rear parking space and visitor's bay with a secure telephone entry system and lift access to all floors. This particular flat is rear facing so offers spectacular views over Epsom Downs Racecourse and beyond from the private balcony. The home offers a large double bedroom, a Stylish and contemporary bathroom with three piece suite, and open plan living room with fitted kitchen with integrated appliances.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping centre 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.

welcome to

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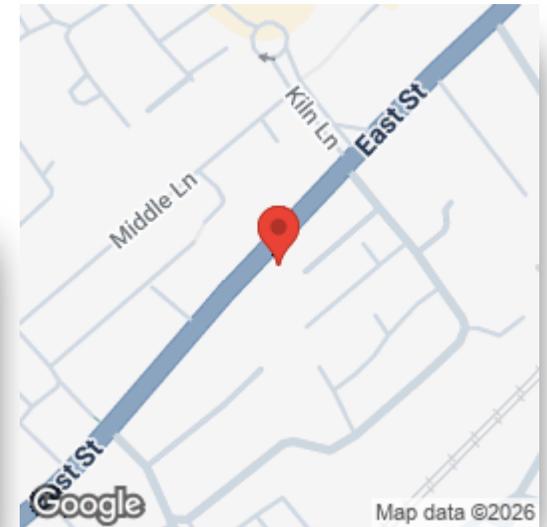
- Modern Development Completed in 2020
- Top Floor Penthouse Apartment
- One Double Bedroom
- Stylish & Contemporary Bathroom
- Fitted Kitchen with Integrated Appliances
- Private Sit on Balcony with Views Of Epsom Downs & Beyond
- Allocated Parking Bay, plus communal EV charging
- Secure Telephone Entry System & Lift Access to All Floors

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2800.00 Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £300,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS110377](https://barnardmarcus.co.uk/Property/EPS110377)



Property Ref:  
EPS110377 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



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