

5b West Street, Ewell - KT17 1UZ

5b West Street

Ewell, Epsom

- Split level apartment
- Two double bedrooms
- High spec kitchen
- Large, well appointed bathroom
- Located in the centre of Ewell Village

A stylish and spacious two double bedroom split-level apartment, arranged over the first and second floors and ideally located in the heart of Ewell Village, within half a mile of both Ewell West and Ewell East mainline stations.
This well-presented apartment offers generous and well-planned accommodation, featuring a spacious reception room ideal for both relaxing and entertaining. The high specification kitchen is thoughtfully designed with modern fittings and ample storage, while the contemporary bathroom provides a sleek and practical finish.

The property is arranged over two levels, with two well-proportioned double bedrooms on the upper floor, creating a clear separation between living and sleeping accommodation. Positioned on West Street, the apartment benefits from on-street permitted parking and immediate access to a wide range of village shops, cafés and amenities.

This attractive apartment is ideally suited to professionals or couples seeking character, space and convenience within a highly regarded village setting.













5b West Street

Ewell, Epsom

Two double bedroom split-level apartment in the heart of Ewell Village. Features a spacious reception room, high spec kitchen, modern shower room and on-street permitted parking, within half a mile of Ewell West and East stations. Arranged over the first and second floors - viewing highly recommended.

West Street is centrally located within Ewell Village, a charming and well-established area offering a strong community feel alongside excellent everyday amenities. Residents benefit from a variety of local shops, cafés and services, attractive green spaces and convenient transport links, making it a highly desirable place to live.

Tenure: Leasehold

Lease Length: 107 years remaining

Service Charge: £840 PA (Ad-hoc Service Charge, £840 represents previous 12 months, including building insurance)

Ground Rent: £200 PA

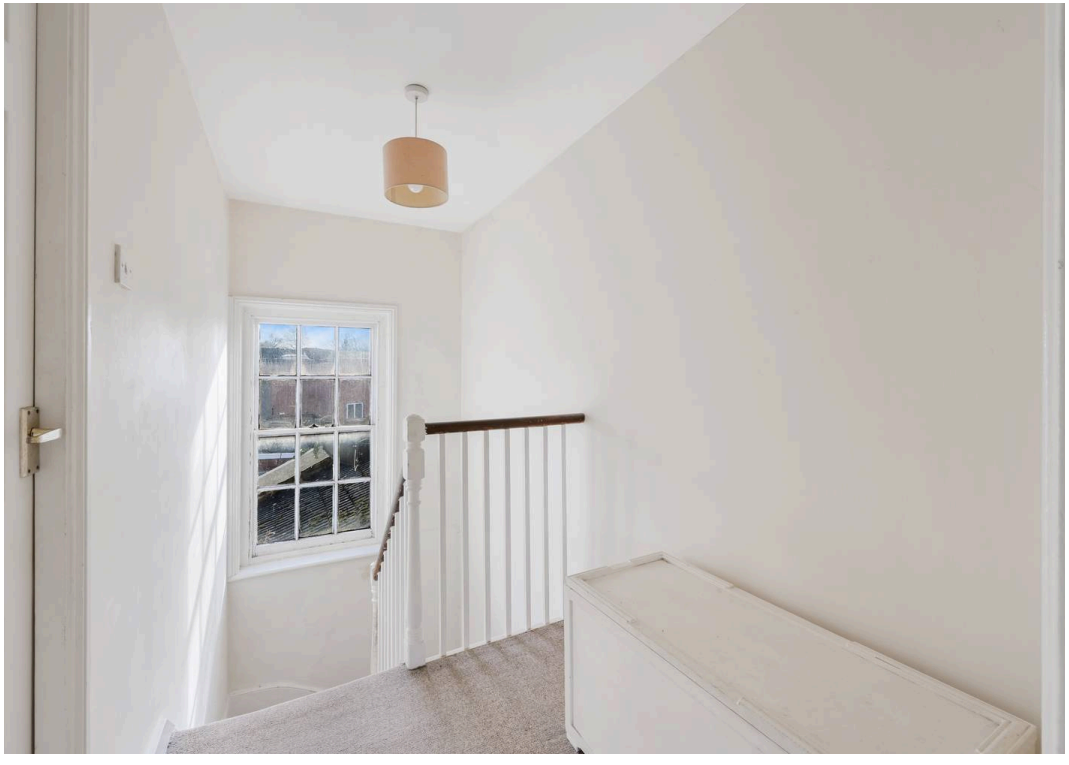
EPC Rating: C

Council Tax: Band C



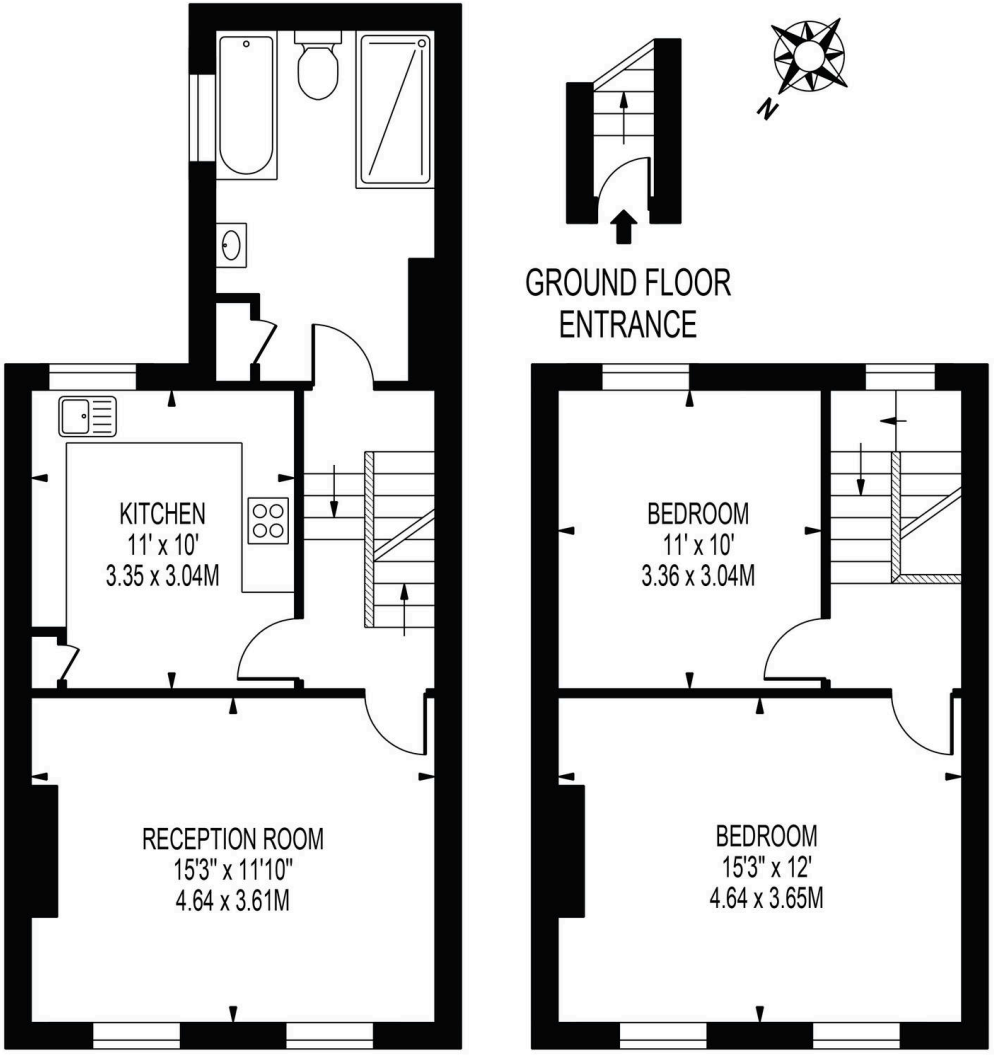






WEST STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: **835 SQ FT - 77.58 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.



Greenfield Estate Agents - Ewell Village

Greenfield Estate Agents 55 High Street, Epsom - KT17 1RX

02083930077 • property@greenfieldewell.co.uk • www.greenfieldewell.co.uk/

GREENFIELD
EST. 1985