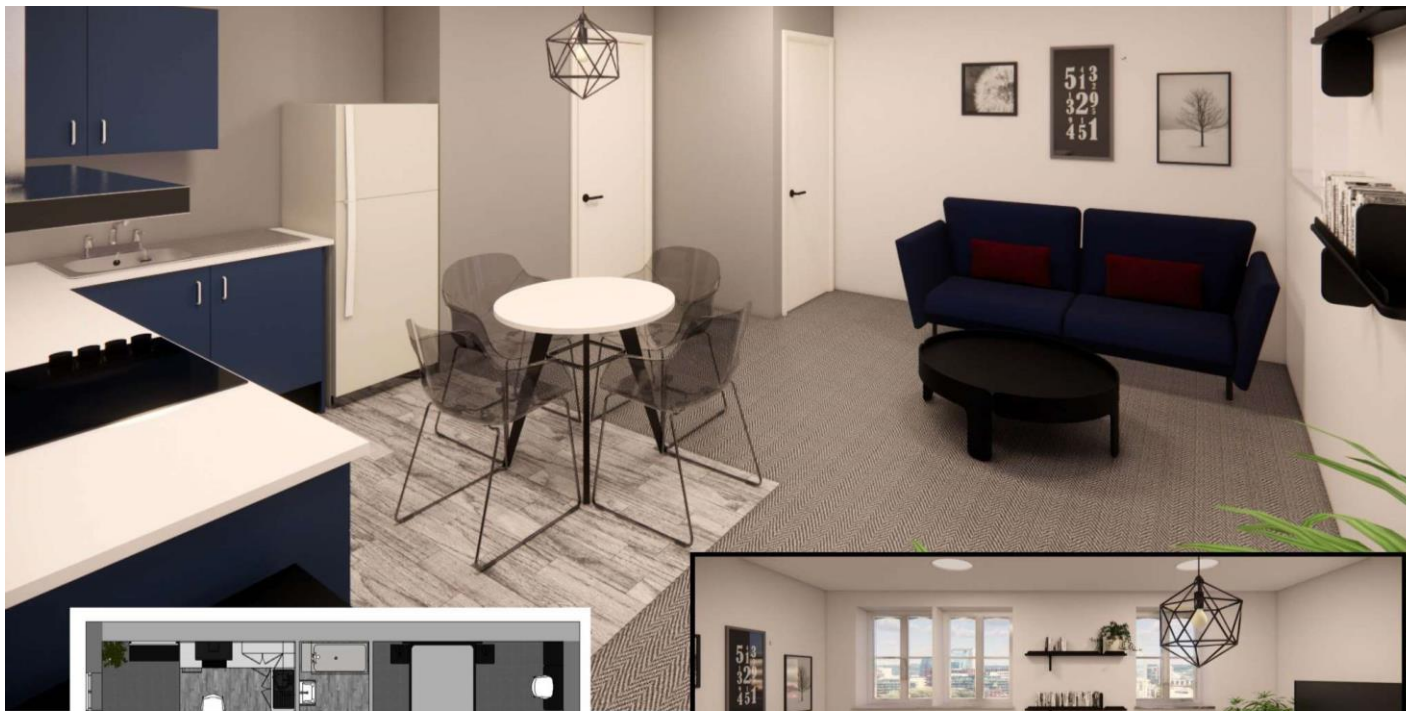


TO LET







## HIGH STREET

EPSOM, KT19 8AJ

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**Four First and Second Floor Luxury One Bedroom Apartments**  
**Fully Fitted Kitchen with Open Plan Living Area**  
**City Centre Location**  
**Public Transport**  
**Viewing Highly Recommended**

Four stunning one bedroom apartments situated on the first and second floors above commercial premises in the heart of Epsom town centre, providing stylish accommodation with spotlights throughout, wood effect flooring, fully tiled bathroom, electric storage heaters with smart meters installed. The property is ideally positioned for leisure facilities, restaurants and shops and is a short walk from Epsom train station which has links to London Waterloo and Victoria.

Possible long term parking permits available for nearby Local Authority Car Park.



## FIRST FLOOR

**BEDROOM** 15'5" × 10'10" (4.70m × 3.30m)

**HALLWAY**

**KITCHEN/LIVING AREA** 17'1" × 12'10" (5.20m × 3.90m)

**BATHROOM** 6'11" × 5'11" (2.10m × 1.80m)

**HALLWAY**

**KITCHEN** 13'9" × 15'9" (4.20m × 4.80m)

**LIVING AREA**

**BATHROOM** 6'7" × 5'7" (2m × 1.70m)

**BEDROOM** 13'1" × 16'1" (4m × 4.90m)

## SECOND FLOOR

**KITCHEN** 17'1" × 10'2" (5.21m × 3.10m)

**LIVING AREA**

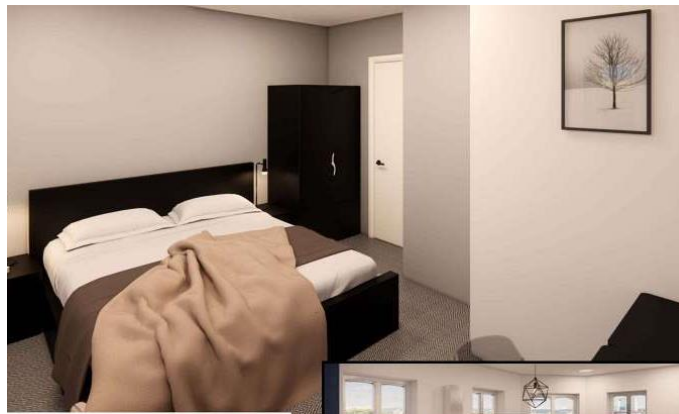
**BEDROOM** 8'2" × 10'10" (2.50m × 3.30m)

**BATHROOM** 7'3" × 5'11" (2.20m × 1.80m)

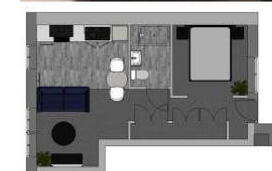
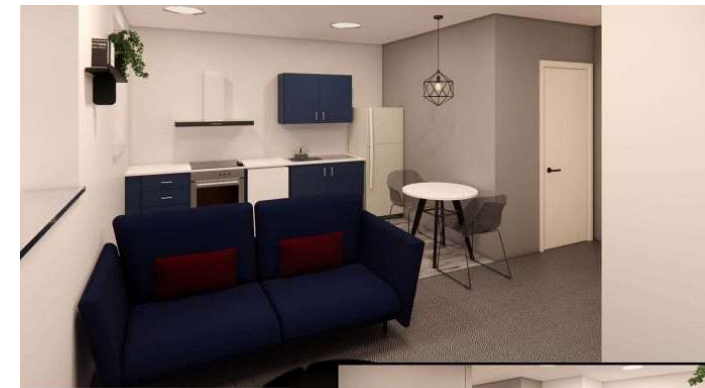
**HALLWAY**

**BEDROOM** 13'5" × 12'2" (4.10m × 3.70m)

**BATHROOM** 6'3" × 5'7" (1.90m × 1.70m)



psom High Street - Flat 2



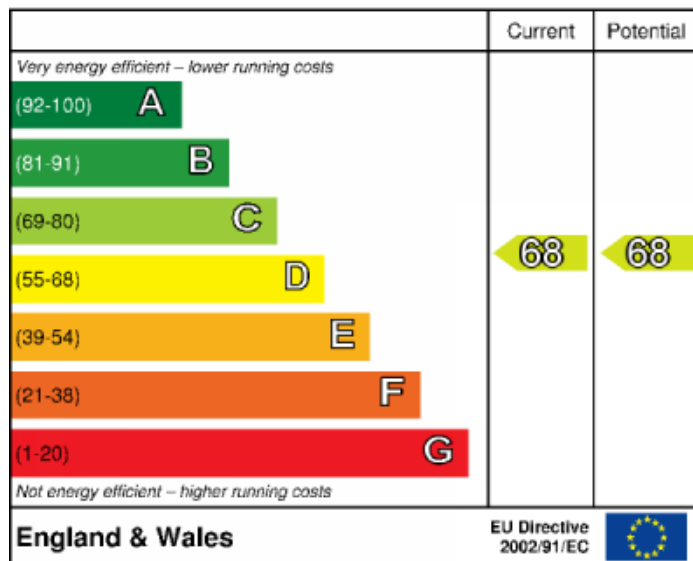
psom High Street - Flat 3



# Energy Performance Certificate

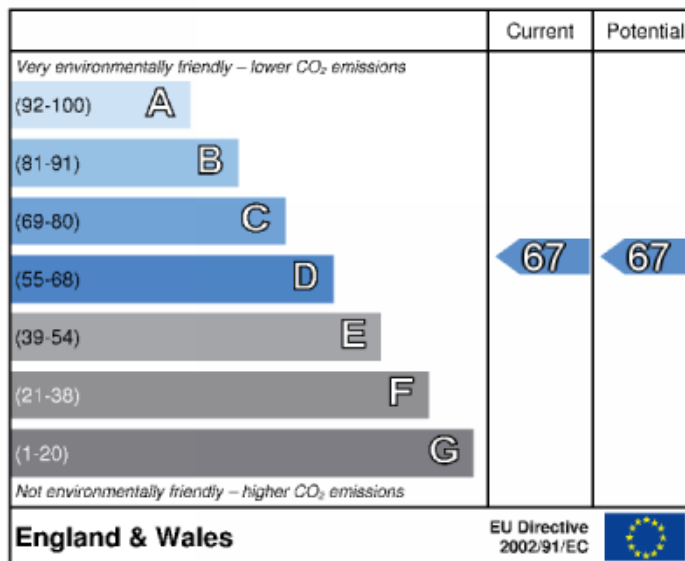


## Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## Environmental Impact Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Further information on Deposit and Administration Fees available at [www.hugginsedwards.co.uk/rental\\_information](http://www.hugginsedwards.co.uk/rental_information)

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE AGENTS HUGGINS EDWARDS &  
SHARP**

**EPSOM LETTINGS OFFICE**  
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[lettings@hes-epsom.co.uk](mailto:lettings@hes-epsom.co.uk)



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[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

