



**111 EAST STREET
EPSOM, SURREY KT17 1EJ**

Price £850,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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DESCRIPTION

Detached three bedroom bungalow of traditional brick construction beneath a pitched roof

The front is block paved with space for multiple cars - The rear garden is slightly overgrown with patio and grass areas

LOCATION

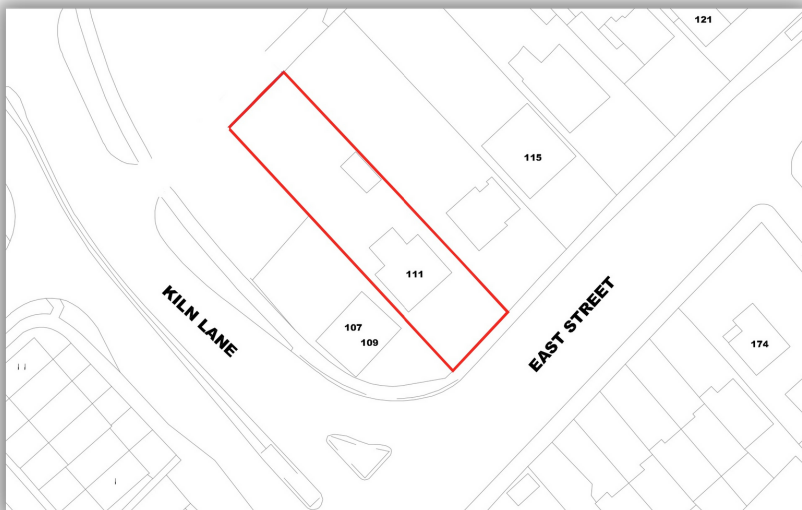
The property is situated on the A24 close to its junction with Kiln Lane on the edge of Epsom Town Centre

Nearest Stations:

Epsom BR station (0.7 miles) - Southwestern Services

Ewell West (0.9 miles) - Southwestern Services

Glynn and Wallace Fields Infant & Nursery Schools are within 0.5 miles and have outstanding ofsted ratings



PLANNING

Planning has been submitted to Epsom and Ewell Borough Council ref: 22/01804/FUL for ...
Demolition of existing buildings and erection of 6 x flats with associated parking

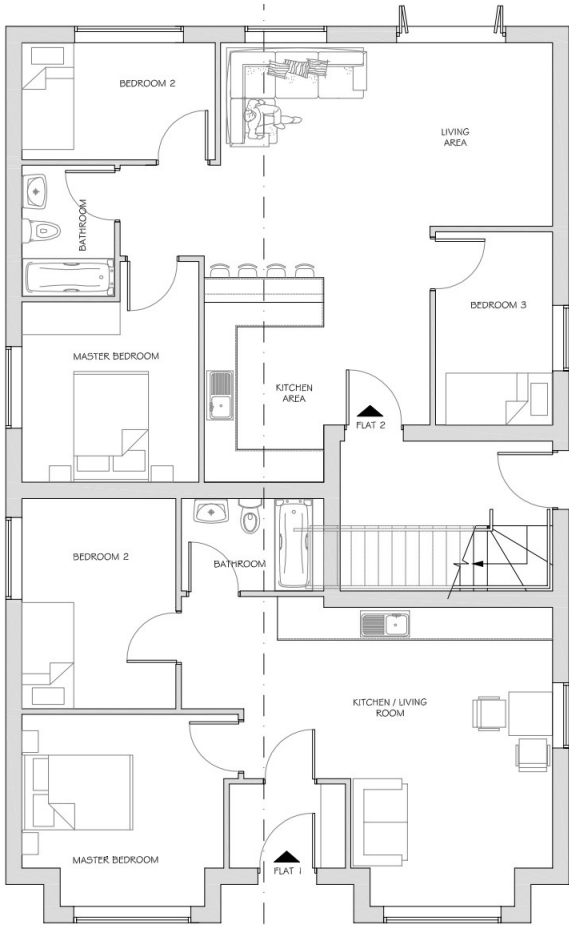
Link to planning portal [HERE](#)

Our clients are sure of a positive outcome as this is a re submission of a previously granted scheme that lapsed in 2021

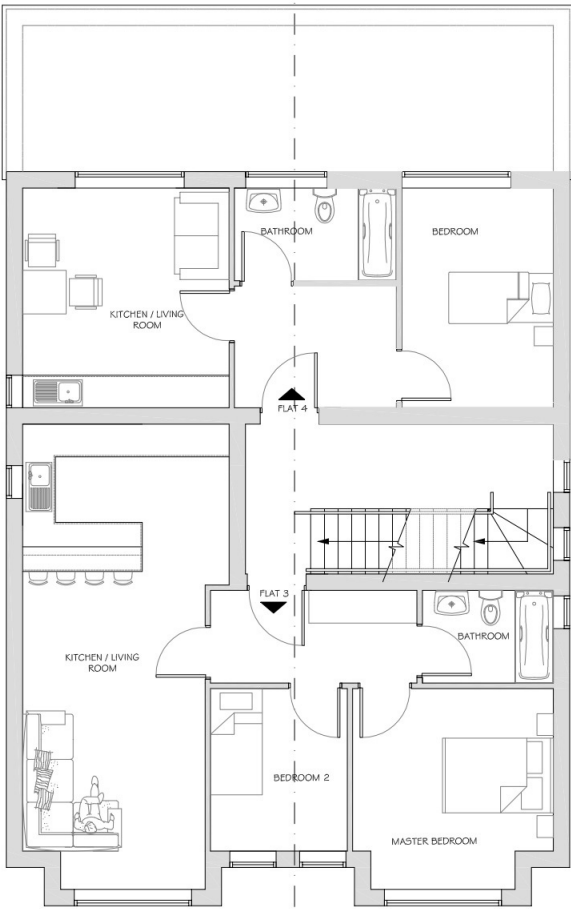
CIL: TBC

PROPOSED PLANS (NOT TO SCALE)

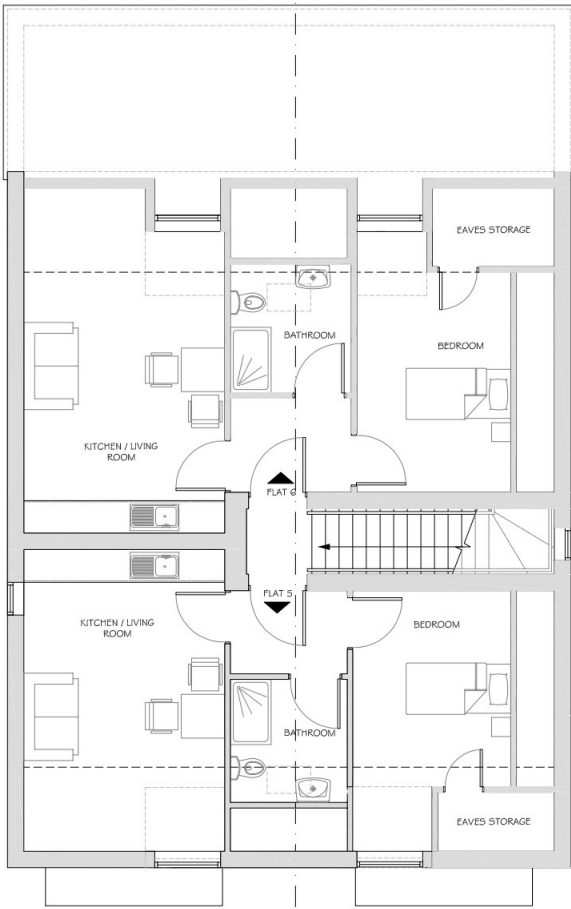
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





PROPOSED ACCOMMODATION & ESTIMATED GDV

Plot	Type	Beds	Parking	Sq Mt	Sq Ft	Estimated GDV
1	Ground floor apartment	2	Yes	61.0	656	£425,000
2	Ground floor apartment	3	Yes	74.0	796	£500,000
3	First floor apartment	2	Yes	62.0	667	£425,000
4	First floor apartment	1	Yes	39.0	420	£300,000
5	Second floor apartment	1	Yes	49.0	527	£325,000
6	Second floor apartment	1	Yes	54.0	581	£345,000
					3,648	£2,320,000

TERMS

Offers are invited subject to the current planning application being granted and final CIL figure

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VIEWING

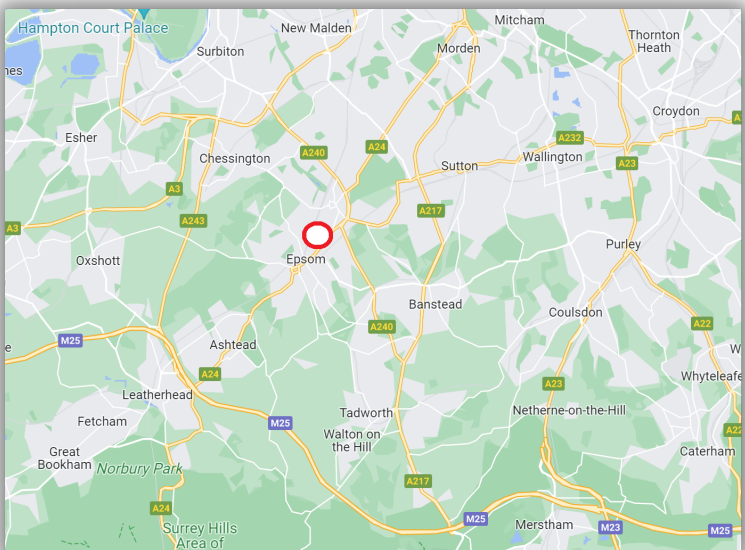
The site is visible from the roadside, Internal access is by appointment only

Contact Sole Agents Christopher St James 020 8545 0591

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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