



35A STONELEIGH BROADWAY, EPSOM, KT17
2JE

Offers In Excess Of £300,000 Leasehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

www.csj.eu.com

info@csj.eu.com



Description

A larger than average split-level flat arranged over the first and second floors, featuring an entrance hall with access to a bright reception room and a separate fitted kitchen.

Upstairs, the property offers two generous double bedrooms and a family bathroom complete with both a bathtub and a separate shower. Outside, there is a private patio area.

Location

Situated within the heart of Stoneleigh, an established and well-connected Surrey suburb. Stoneleigh Broadway itself is a vibrant local parade, renowned for its range of independent shops, eateries, cafés, and everyday amenities, providing an attractive environment for residents.

Transport Links:

Rail: The property is superbly located just moments from Stoneleigh railway station (less than 200 yards away), which offers regular direct services to London Waterloo with journey times of approximately 30-35 minutes. Frequent trains also run to Guildford, Dorking, and Effingham Junction, making it an ideal location for commuters and those seeking access to both central London and the wider Surrey area.

Road: Stoneleigh lies close to major road networks, including the A3 and M25, providing convenient routes to London, the wider South East, and motorway connections for national travel.

Bus: Several bus routes serve the area, including the 293, 406, E16, and 868, offering reliable links to Epsom, Kingston, Sutton, and surrounding towns, as well as connections to other mainline and underground stations.

Christopher St James
61 High Street Colliers
London
SW19 2JF



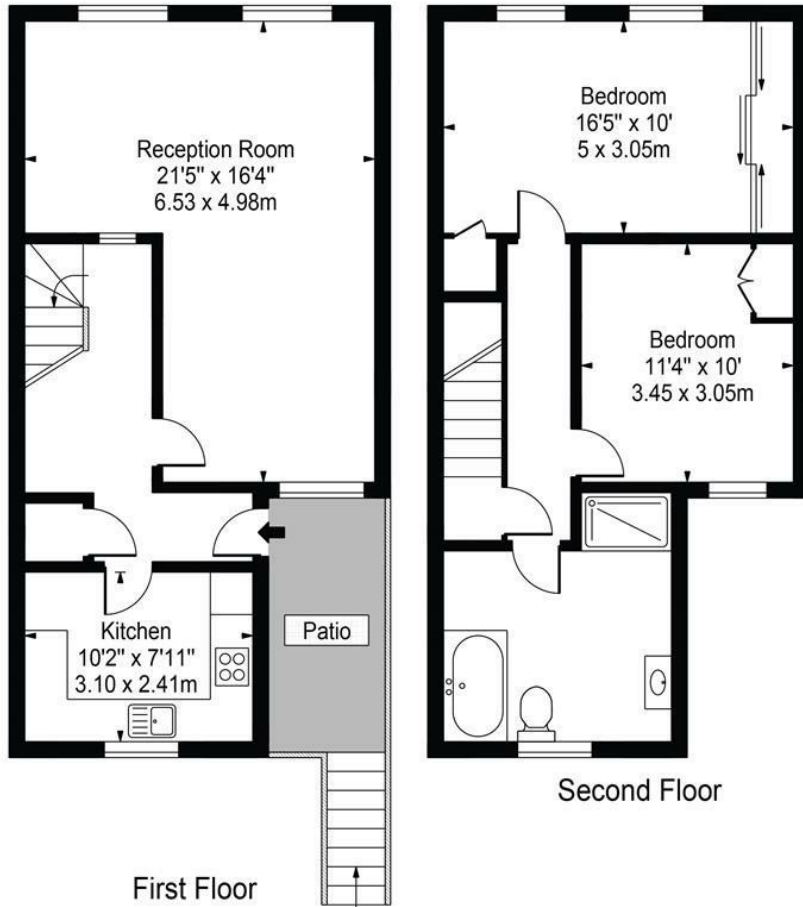
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The Broadway, Stoneleigh, KT17 2JE

Approx. Gross Internal Area 982 Sq Ft - 91.23 Sq M

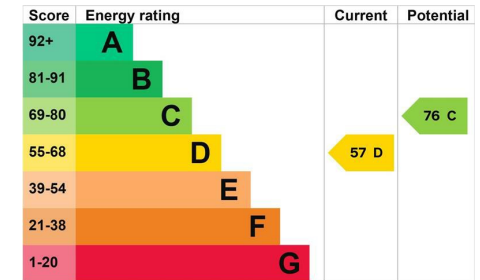


Important information

Lease: 155 yrs remain
 Ground rent: £250 pa
 Service charge £0
 EPC rating: tbc
 Council tax: Band C

Viewings

Contact sole agents CSJ Property 020 8296 1270



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
 www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

THE SMALL PRINT

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