



**KINGSTON ROAD, EWELL, EPSOM, KT19**

***Guide Price £850,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**

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## Description

Development Site For Sale

Detached two storey three bedroom house with planning granted for a brand new build comprising 7 x flats with a total GIA of approximately 4,521 Sq ft

## Location

The property is situated along the A240 Kingston Road approximately 2.5 miles North of Epsom Town with regular bus services operating very close by. Surrounding locations with easy access are Tolworth, Chessington, Worcester Park, & Sutton

Nearest Station: Tolworth (1.4 miles) South Western Rail Services

## Planning

Epsom & Ewell

Planning granted for Demolition of existing dwelling and garage and erection of a two-storey building (with loft accommodation) comprising 7 flat units and associated parking

## CIL

Estimated £75,000

## Data Room

Full information including plans and GDV is available in the data room found on our website

Access code: 1ewell

## Viewing

The property is currently tenanted and viewing is strictly by appointment only

## 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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