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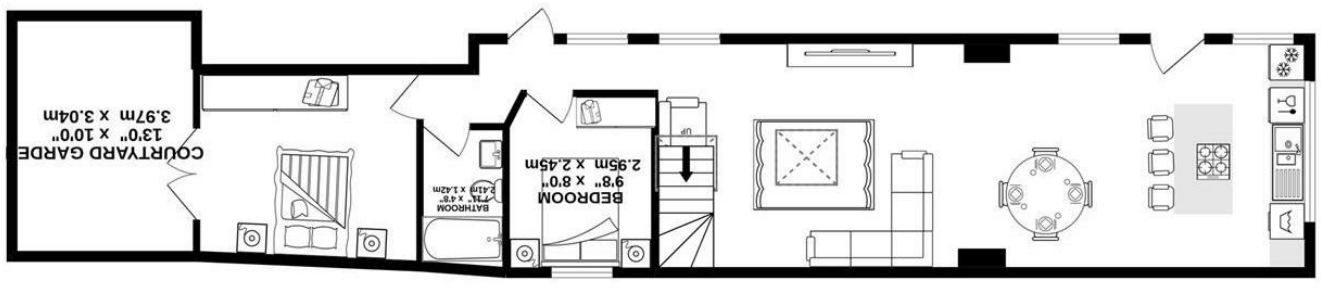
SILVERMAN BLACK
PROPERTY SPECIALISTS



GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.

1ST FLOOR
0 sq.ft. (0.0 sq.m.) approx.

TOTAL FLOOR AREA : 852 sq.ft. (79.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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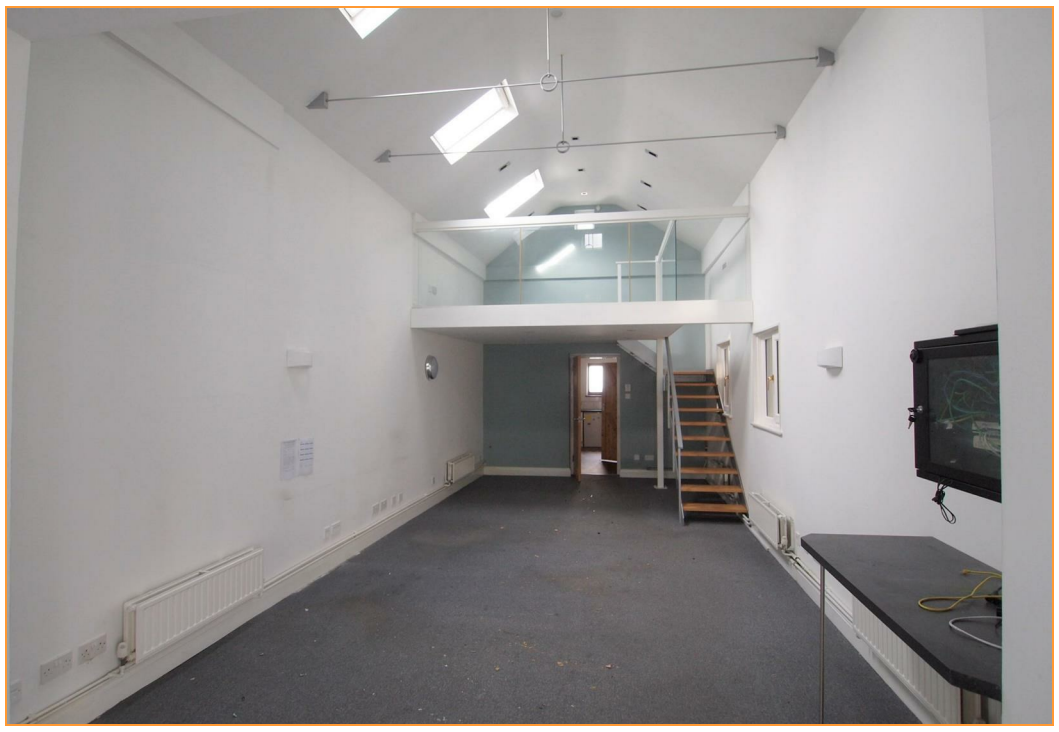
Brookwood House, 2B West Street, Epsom, London, KT17 1UU **Offers Over £380,000**

2B West Street

Epsom, KT17 1UU

Offers Over £380,000

Silverman Black is delighted to offer Brookwood House - a quirky & characterful office-to-residential conversion opportunity for someone looking for something "cool" and unique. Formerly used as office space by a large local Company, Brookwood House offers a large open plan living space with a "fun" mezzanine level, parking and a private courtyard garden. The current price reflects the property "as it stands" - so the buyers will have the opportunity to design a brand new interior layout to their own tastes and specifications. Our clients have indicated that they will handle to "change of use" process from commercial to residential (change of use had been granted a few years ago) and, if required, handle the refurbishment of the unit on a "contract" basis. Our "imagining" of the property would see a large kitchen/dining facility at the front of the house, an impressive full height living room with a vaulted roof in the middle, with a study on the mezzanine plus two bedrooms and a bathroom towards the rear - but, of course, your view might be radically different! There will be parking for one car outside the front of the property with an enclosed courtyard garden to the rear. Ewell Village High Street is approximately 50 yards away whilst Bourne Hall is roughly 250 yards distant. Viewing is strictly by appointment, so please call us today to make a suitable appointment.

- A quirky & characterful office-to-residential conversion opportunity for someone looking for something "cool" and unique.
- The current price reflects the property "as it stands" - so the buyers will have the opportunity to design a brand new interior layout to their own tastes and specifications.
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- parking for one car outside the front of the property with an enclosed courtyard garden to the rear
- Ewell Village High Street is approximately 50 yards away whilst Bourne Hall is roughly 250 yards distant
- No EPC or Council tax information currently available
- Viewing is highly recommended