



EPSOM  
CHESHAM  
HOUSE

55 SOUTH STREET | EPSOM | SURREY | KT18 7PX  
*An exclusive collection of one & two bedroom apartments in the heart of Epsom*

EXCLUSIVE



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CHESHAM  
HOUSE

*Exclusive one & two bedroom  
apartments in the heart of Epsom*

Chesham House offers an exclusive collection of seven 1 and 2 bedroom apartments set in the very heart of Epsom. This converted building of character with a grade II listing, sets itself apart within the surrounding area. It offers the ultimate modern living experience, with everything you could possibly need right on the doorstep.

An expression of luxury living, each apartment offers a wealth of flexible living space, with open plan kitchen/dining/living areas along with one or two bedrooms. Fashionable and contemporary, the sleek innovative interiors, have been designed with modern living in mind and totally complement the Georgian style exterior.



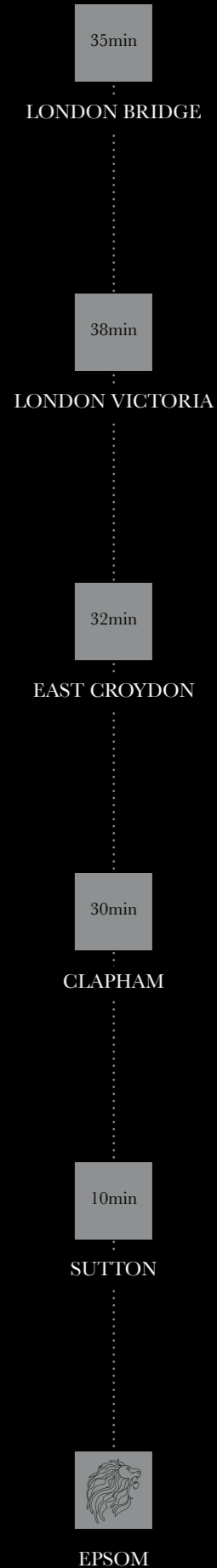
# Thriving town location with great London connections

Epsom is a traditional market town in South East Surrey, famous for the Epsom Downs Racecourse which hosts the prestigious Derby. Frequently listed as one of the best places to live in the UK, it has a vibrant mix of independent stores and high street names with an array of cafes, pubs and restaurants, regular markets and first class leisure and entertainment facilities.

Commuting couldn't be easier from Epsom. London is only 18 miles away and there are several train stations to choose from: Epsom (to London Bridge, Victoria and Waterloo in around 38 minutes); Epsom Downs (to Victoria in 53 minutes, 45 minutes with a change at Sutton); Tattenham Corner (to London and Victoria in 57 minutes); Ewell East (to London Bridge and Victoria with a journey time of around 35 minutes) and Ewell West (to Waterloo in 35 minutes)..

The local bus network connects Epsom with Sutton, Kingston, West Croydon, Purley, Redhill, Leatherhead, Guildford, Crawley and London Gatwick Airport along with other neighbouring areas. A regular service also connects with the London Underground at Morden.

Epsom is a few miles inside the M25 which can be joined at junction 9 Leatherhead, allowing easy access by car to London and the Home Counties.





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## *Explore your new surroundings*

With an apartment at **Chesham House** you can enjoy an action packed lifestyle in a perfect central location. The nearby Ashley Shopping Centre with it's high street names, including House of Fraser and Waitrose, along with a variety of markets and more traditional independently owned stores, provide a fantastic shopping experience for everyone.

Derby Square is the place to go for first class dining, with Italian, Thai and Indian all available along with a number of franchise chain pubs/bars. Cafe Rouge, Bills and other smaller independent cafes/bars and some interesting pubs also have a presence elsewhere in the town... 'The Derby Arms' and 'Rubbing House' Public Houses almost trip up the horses on the racecourse and are well worth a visit.

First class leisure and entertainment facilities in the local area will appeal to everyone, whatever their interests. The Ebbisham centre houses a Virgin Active Gym, swimming pool and a new library and cafe. There are numerous parks in the area offering children's play areas and sports facilities. For those who enjoy golf, the famous RAC Golf club is also located nearby.



# Basement



## APARTMENT ONE

Living/Dining/Kitchen	5.1 x 3.9m	16' 8" x 12' 9"
Bedroom one	4.2 x 3.3m	13' 9" x 10' 9"
Bedroom two	5.2 x 3.3m	17' 0" x 10' 9"

Plans are for indicative purposes only. All stated dimensions are subject to tolerances of +/- 75mm (3"). You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change.

# Ground floor



## APARTMENT TWO

Living/Dining/Kitchen	5.8 x 4.4m	19' 0" x 14' 5"
Bedroom one	3.8 x 4.1m	12' 5" x 13' 5"

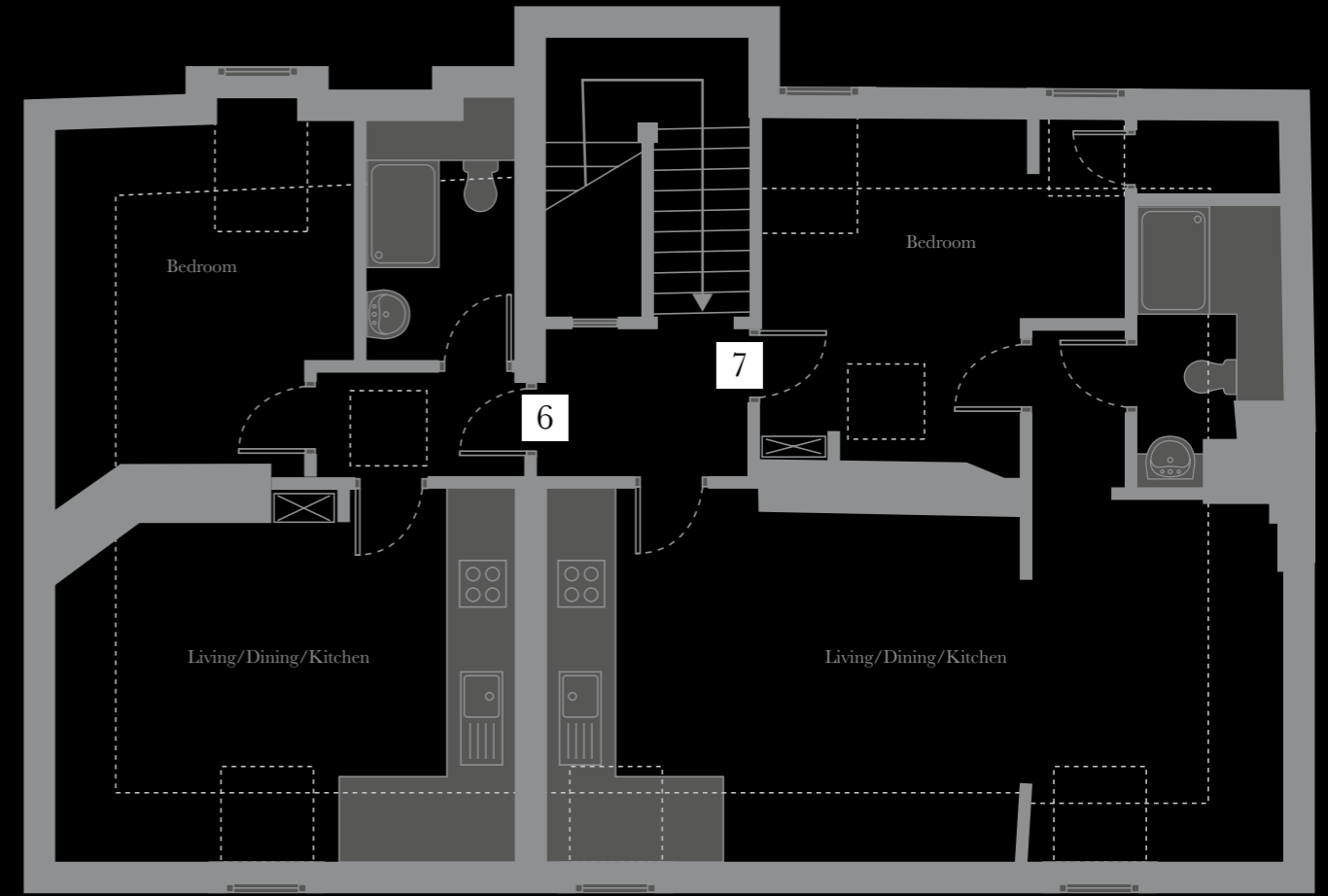
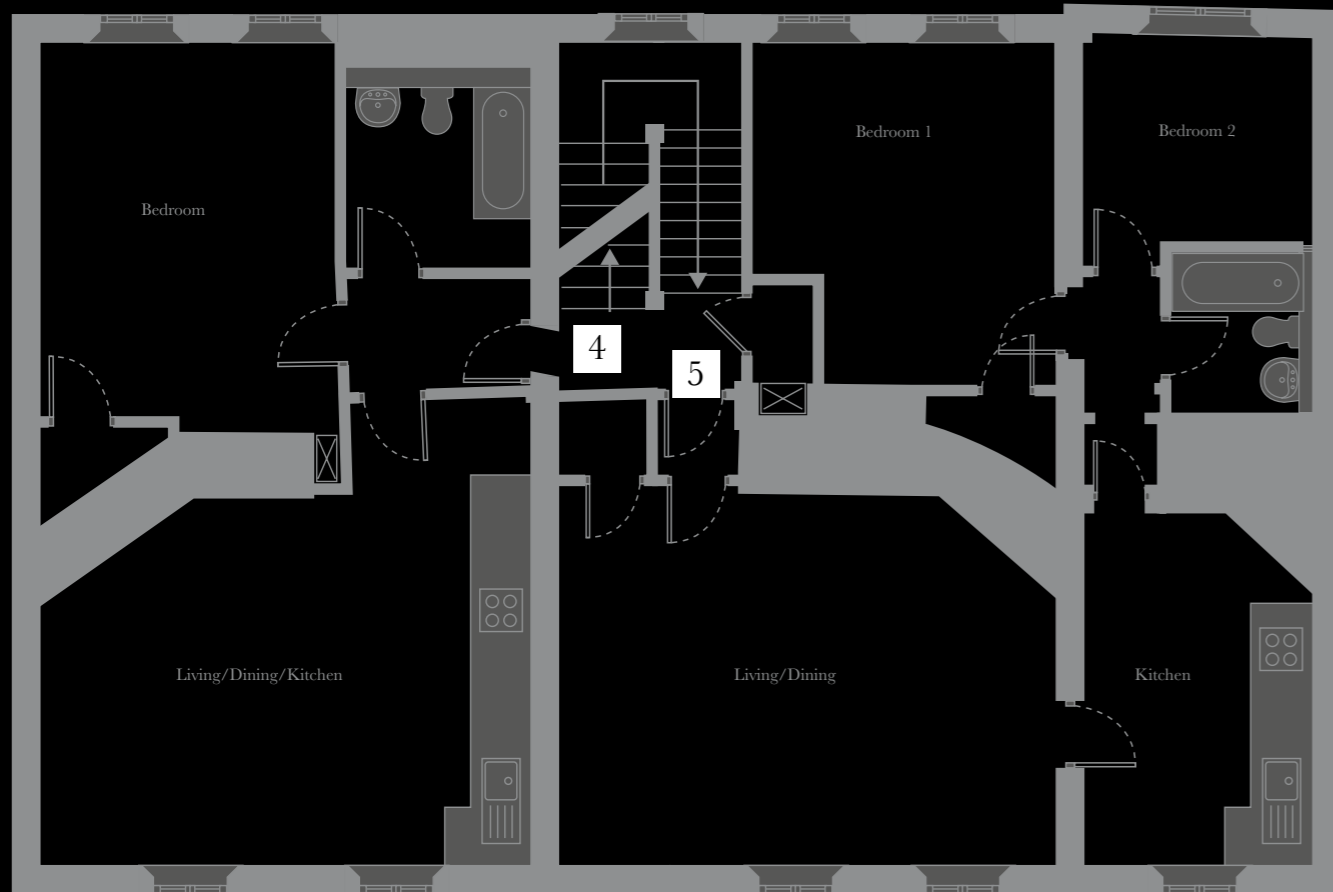
## APARTMENT THREE

Living/Dining/Kitchen	7.3 x 4.5m	23' 11" x 14' 9"
Bedroom one	3.6 x 4.0m	11' 9" x 13' 1"
Bedroom two	3.1 x 2.2m	10' 2" x 7' 2"

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# First floor

# Second floor



----- Reduced headroom below 1.5m 5'0"

## APARTMENT FOUR

Living/Dining/Kitchen	5.9 x 4.5m	19' 4" x 14' 9"
Bedroom one	3.7 x 4.8m	14' 1" x 12' 5"

## APARTMENT FIVE

Living/Dining	5.9 x 4.5m	19' 4" x 14' 9"
Kitchen	2.7 x 4.2m	8' 10" x 13' 9"
Bedroom one	3.6 x 4.1m	11' 9" x 13' 5"
Bedroom two	2.9 x 2.8m	9' 6" x 9' 2"

## APARTMENT SIX

Living/Dining/Kitchen	5.1 x 3.8m	16' 8" x 12' 5"
Bedroom one	3.4 x 3.8m	11' 1" x 12' 5"

## APARTMENT SEVEN

Living/Dining/Kitchen	8.3 x 4.0m	27' 2" x 13' 1"
Bedroom one	3.0 x 3.8m	9' 10" x 12' 5"



EPSOM  
CHESHAM  
HOUSE



*A stylish specification  
for spacious apartment living*

Interior specifications at Chesham House

#### KITCHEN

- Contemporary fitted kitchen
- Bosch integrated oven
- Integrated microwave
- 4 ring induction hob
- Fridge freezer
- Dishwasher
- Washer/dryer
- NOKA range granite worktops
- Glass cooker hood
- Under unit lighting
- Colour coordinated splashback
- Karndean flooring

#### BATHROOM

- White Roca sanitaryware
- Polished chrome waterfall taps
- Ceramic tiling to floor
- Chrome heated towel rail
- Heated mirror with shaver point
- Extractor fan

#### INTERIOR

- Chrome sockets and switches
- Convenient points for TV, satellite and BT
- Video entry phone
- Designer Lighting to selected apartments
- Large double-glazed sash windows to majority of apartments

#### EXTERIOR

- Landscaped courtyard
- Cycle store
- Parking Spaces with parking posts
- Security lighting



Videophone  
entry security system



Original fire places



Kitchen units with NOKA range granite  
worktops and four ring induction hob



# MONTREAU

## WHY CHOOSE MONTREAU HOMES?

Montreaux is a UK company specialising in residential and commercial property development. We have been successful in acquiring, designing, refurbishing and developing exceptionally high quality homes along with mixed use, retail and leisure projects in the commercial sector.

We provide the right location ensuring that our residential developments have convenient access to transport links and local amenities. Similarly our commercial developments are positioned in prime locations to ensure maximum exposure, demand and profitability.

Montreaux developments are distinguished by their impeccable attention to detail, modern design and cutting edge technology that consistently produces properties of an excellent standard. The concept behind each project is to provide a classic architectural approach combined with the latest interior trends. This creates a stunning space, effortlessly blending much desired practicality with style.

Our team of carefully selected professionals each bring their wealth of experience and desire for perfection to each project. Working alongside our various partners we have a constant flow of expert knowledge at our fingertips. This means we are able to seek and respond to new opportunities in a streamlined fashion and optimise our purchase and sales process.



Interior at Chesham House, Epsom







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MONTREAUX

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