



FREEHOLD FOR SALE

HS HUGGINS STUART
E EDWARDS

STABILITY HOUSE, 77 LONDON ROAD, EWELL, KT17 2BL
GROUND FLOOR COMMERCIAL PLUS 2 X 1 BED FLATS

**Stability House, 77 London Road, Ewell,
Surrey, KT17 2BL**

FOR SALE

DESCRIPTION

Excellent opportunity to acquire a Freehold mixed-use property in a prominent position comprising vacant ground floor Class E accommodation with forecourt parking plus two self-contained one bed flats on the first floor, both flats currently let and producing a rental income. This property offers flexibility and would ideally suit an owner occupier or investor with potential for alternative uses subject to obtaining the necessary planning consents.

Ground floor offices (vacant)	1,508 sqft	140.10 sqm
First floor 2 x 1 bed flats (currently let)	443 sqft 426 sqft	41.16 sqm 39.58 sqm

PRICE

Offers invited for the Freehold interest. Please note this property has been elected for VAT and therefore VAT is payable on the purchase price.

INCOME

The flats are currently let on Assured Shorthold Tenancy Agreements producing a total rental income for both flats of £2,500 per calendar month. Further details on request.

LOCATION

The property is situated on the West side of London Road, close to the junction with the Ewell bypass (A24) providing access to the A3 at Tolworth and the M25 junction 10 (Cobham) via the A3.

BUSINESS RATES

Ground Floor Suite 1 Rateable value: £11,000.
Ground Floor Suite 2 Rateable Value: £11,500.

EPC

Ground Floor Suite 1 – D 98.
Ground Floor Suite 2 – D 84.
Flat 1 77a – E 51.
Flat 2 77a – E 54.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
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DATE

August 2026

FOLIO NUMBER

30301

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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GROUND FLOOR

