



Lansdowne Road, Purley, CR8 2PJ

Offers in excess of £340,000

Mc. MONOCHROME | HOMES

PROPERTY SUMMARY

OVERVIEW

A modern well-kept apartment holding three double bedrooms within a spacious living space. Hosting the luxury of a gated entrance, entry- phone system, allocated parking and an on-site gym and communal hall. Situated in the popular town of Purley with excellent transport links and local amenities.

Accommodation

This spacious three bedroom top floor flat comprises of three double bedrooms one with built in storage as well as a large family bathroom. The home is bright throughout, with an open plan kitchen/ living room with space for a dining table too. The kitchen is an excellent size with plenty of storage and worktop space with built in appliances. The property is well kept and modern throughout. You have the luxury of a secure entry phone system, gated parking which is allocated, as well as visitor bays and a concierge. An extra bonus of this property is having an on site gym, communal hall and terrace. The exterior of the property is maintained well with a feature water fountain. The property is positioned just a short distance from Purley mainline station, which provides fast train services into central London (Victoria and London Bridge) as well as Gatwick and the south coast making the property ideal for commuters.

Location

Purley and the surrounding areas are well known for their very good choice of reputable schools including Cumnor House, St. David's, Margaret Roper Catholic, St. Nicholas, Beaumont and Oakwood. At senior level, there is John Fisher, Riddlesdown Collegiate and Whitgift, Trinity, Old Palace and Croydon High in South Croydon.

Purley station which is a stones throw away, provides rail services to London Bridge (from 25 minutes), London Victoria (from 24 minutes) and Gatwick (from 26 minutes) whilst Reedham (0.6 Miles) will get you to London from 32 to 37 minutes. Numerous bus services provide transport to all the surrounding and the M25/M23 intersection at Hooley is approximately 4-5 miles away. Gatwick and Heathrow Airports are within about 30 and 60 minutes drive respectively.

You are a short walk away from Purley high street including multiple restaurants, shops, pubs and cafes and a large Tescos. There are numerous facilities in the area including Purley Sports Club and David Lloyd Health Club with its squash, cricket and tennis courts and there are two golf courses in Purley as well as a number of individual tennis and bowls clubs. Costco is also within a five minute drive of the property.

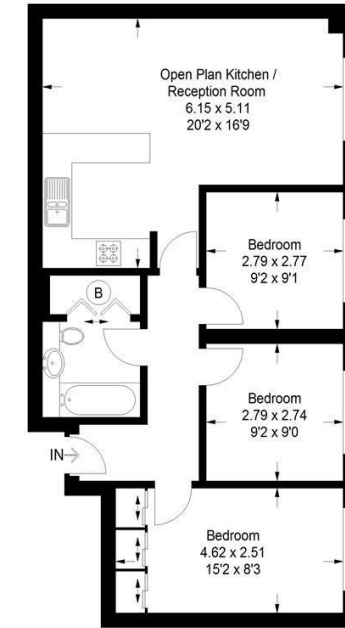
Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

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Approximate Gross Internal Area
69.9 sq m / 752 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1010123)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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