



MONOCHROME | HOMES

Offers in the region of £490,000

Woodcrest Road, Purley, CR8 4FF

Property Summary

OVERVIEW

An exceptional penthouse apartment occupying the entire top floor of the highly sought-after Kyle Court development. This impressive two-bedroom, two-bathroom home offers approximately 1,236 sq ft of beautifully designed living space, featuring a bright open-plan kitchen/reception room and a generous private balcony.

Accommodation
A beautifully presented penthouse apartment set within the highly desirable Kyle Court development.

Occupying the entire top floor, this exceptional two-bedroom, two-bathroom residence offers approximately 1,236 sq ft of thoughtfully designed living accommodation. The property features a spacious entrance hall leading to a stunning open-plan kitchen and reception room, flooded with natural light and opening directly onto a generous private balcony. There are two well-proportioned double bedrooms, including a luxurious principal suite with a contemporary en-suite shower room, together with a stylish family bathroom.

The bespoke Krieder kitchen is finished to an exacting standard, featuring Caesarstone Clamshell quartz worktops, Blanco Linus taps, and a full range of integrated Siemens appliances. Elegant Oak Vintage herringbone flooring extends throughout the entrance hall and living area, while underfloor heating serves the entire apartment, ensuring year-round comfort.

The family bathroom is impeccably appointed with Porcelanosa tiling and premium sanitaryware by Laufen and Vado, creating a sophisticated and contemporary finish.

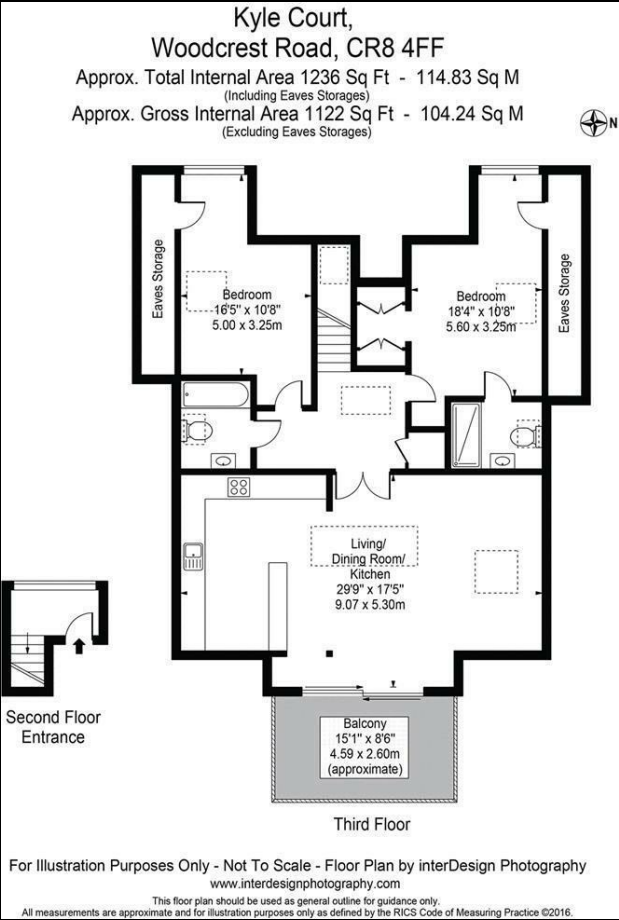
Residents of Kyle Court benefit from beautifully landscaped communal gardens, complete with a dedicated children's play area, as well as secure bicycle storage facilities.

Location
Fairdene Road is a highly regarded residential area in the heart of Coulsdon, popular with families and commuters alike for its peaceful surroundings and excellent accessibility.

The property is ideally positioned within easy walking distance of Coulsdon South station, offering fast and frequent services to London Bridge, London Victoria and Gatwick Airport, while Coulsdon Town station provides additional rail links.

For motorists, the A23 is close at hand, giving swift access to the M23 and M25, making travel to London, Gatwick and the wider motorway network straightforward. The area is well served by a selection of well-rated primary and secondary schools, including Woodcote High School and local faith and academy options, making it a strong choice for families. Coulsdon town centre offers a range of shops, cafés and amenities, while the open green spaces of Farthing Downs and Happy Valley are nearby, providing excellent opportunities for outdoor recreation and countryside walks.

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."



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

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