



Woodcote Reservoir House Smitham Bottom Lane, Purley CR8 3DE

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welcome to

Woodcote Reservoir House Smitham Bottom Lane, Purley

Introducing Woodcote Reservoir an exclusive collection of just 9 two bedroom apartments nestled in a popular residential part of West Purley, launching Saturday 3rd August.



Set in a leafy suburban neighbourhood in the South of London on the borders of Surrey, Woodcote Reservoir is a gated development of just 9 two bedroom apartments located on Smitham Bottom Lane.

A pleasingly traditional look from the outside and oozing character on the inside, each apartment designed to offer maximum space and contemporary living at its finest.

Upon entering apartment 7 on the first floor, you are welcomed by a spacious hallway with well-planned storage solutions leading through the open-plan lounge, kitchen/diner. Meticulously designed, the L-shaped kitchen is slightly set back from the living/dining area offering ample space and storage. Comprising of handleless grey units with complimenting White "Ice Crystal" Minerva worktops and integrated appliances including fridge/freezer, fan oven, 4 ring induction hob with extractor hood over, dishwasher and washer/dryer. French doors open onto the private terrace. Oak flooring and doors implemented throughout with bedrooms carpeted.

The primary bedroom has a beautiful bay window feature as well as an en-suite with a walk-in shower. Both bedrooms well-balanced in size, bedroom 2 also being a double with a family/guest bathroom across the hallway.

Each apartment has access to the secure gated underground parking with an allocated parking space, EV charging points & access to landscaped communal gardens at the rear.

Lease details are currently being compiled. For further information please contact the branch. Pl



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Woodcote Reservoir House Smitham Bottom Lane, Purley

- Exclusive gated development
- Underground parking for two cars
- Private gardens and terraces
- EV Charging Ports
- Share of Freehold

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£485,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WLG105727 - 0001

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