



Mc. MONOCHROME | HOMES

St. Lukes Road, Whyteleafe, CR3 0ES

Offers in excess of £270,000

PROPERTY SUMMARY

OVERVIEW

We are delighted to present this spacious and bright two-bedroom apartment, ideally located in the heart of Whyteleafe. Situated close to excellent transport links and a range of local amenities, this well-appointed property offers both convenience and comfort—perfect for first-time buyers, commuters, or investors.

Accommodation

This stunning property boasts a bright and spacious open-plan living and kitchen area, complemented by two beautifully presented double bedrooms, including a master bedroom with a modern en suite. The living room features a Juliet balcony, flooding the space with natural light.

Additional benefits include storage, allocated parking and an unbeatable location—just 50 yards from Whyteleafe train station—offering excellent transport links. The property is also conveniently close to local amenities, making it ideal for commuters and those seeking a vibrant yet peaceful lifestyle.

Location

Whyteleafe is an excellent location for families and commuters alike. Conveniently situated just a 21-minute drive from London Gatwick Airport, it also boasts superb rail connections—Whyteleafe Station is just 50 yards away, and Upper Warlingham Station is only 230 yards from the property, offering easy access to London Bridge and London Victoria.

The area is well-served by local schools, including Warlingham School (1.1 miles), De Stafford School (1.5 miles), and Riddlesdown Collegiate (3.1 miles) and Whyteleafe Primary (100 yards) making it an ideal choice for families with children. You'll also find a great selection of local restaurants and traditional pubs nearby, adding to the area's welcoming and community-focused atmosphere.

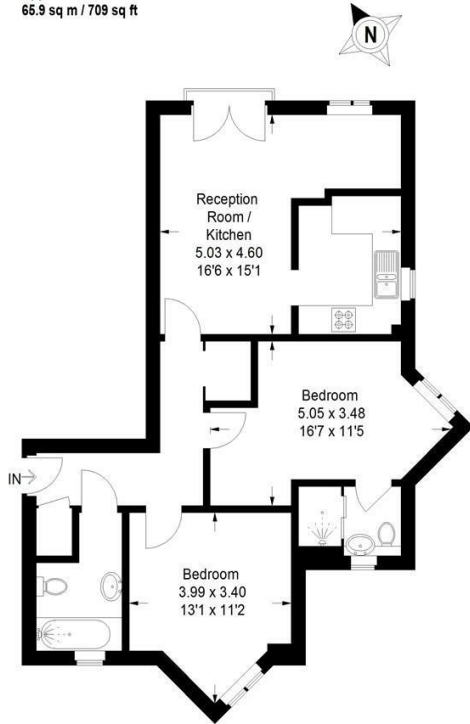
Disclaimer

"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."

St. Lukes Road, CR3

Approximate Gross Internal Area
66.9 sq m / 709 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. (ID1191796)



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	

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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