

M | V

MARRIOTT VERNON  
ESTATE AGENTS



Flat 1 Ryewood House 19 Purley Rise, Purley, CR8 3BT

£1,300 Per month



M | V

MARRIOTT VERNON







M | V  
MARRIOTT VERNON

£1,300 Per month

# Flat 1 Ryewood House 19 Purley Rise

## Purley, CR8 3BT

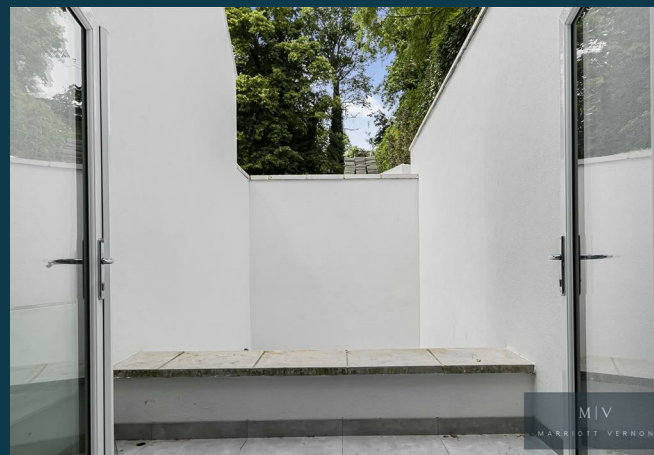
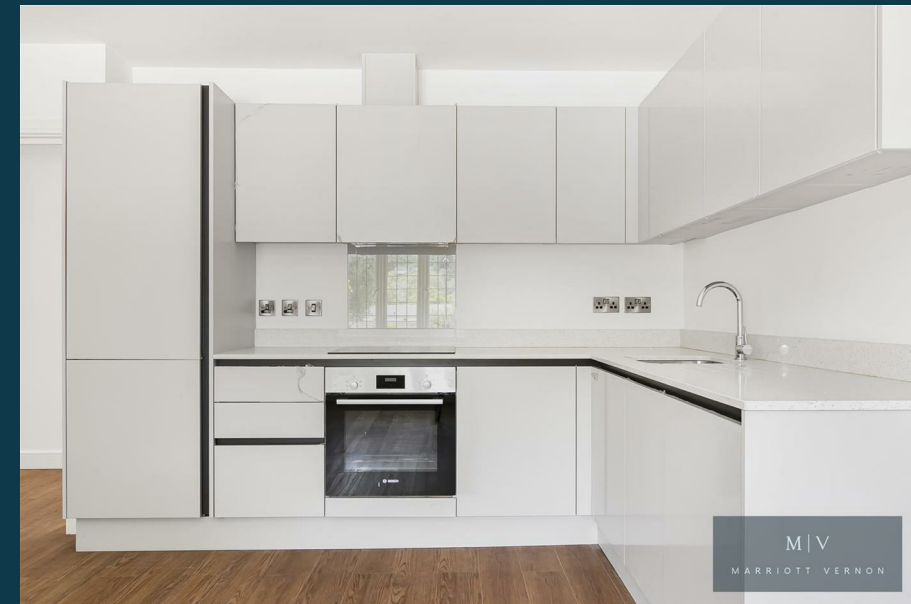
- Brand New Studio Flat
- Superbly Appointed with High Spec Finish
- Stylish Shower Room
- Communal Gardens
- Walking Distance Purley Station
- Convenient Residential Location
- Bright and Spacious Studio/Kitchen
- Sunken Courtyard
- Secure Entry System
- Easy Access Town Centre Shops and Amenities

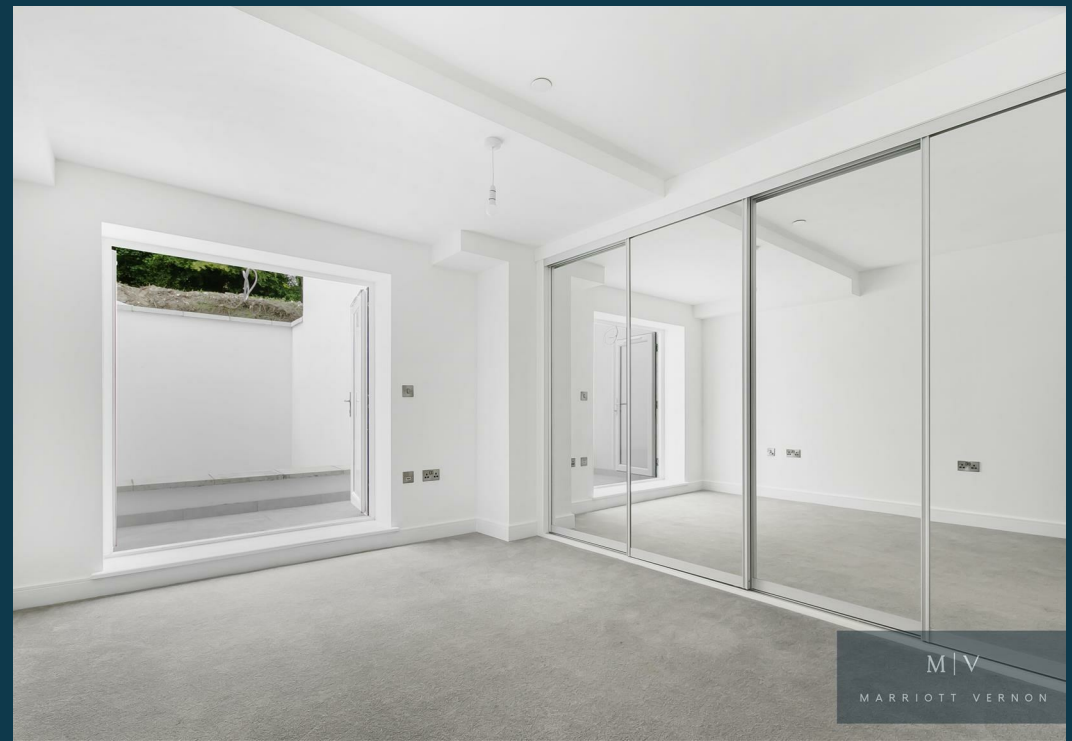
Marriott Vernon are delighted to present this lower ground floor studio flat with sunken courtyard, ideally situated close to Purley station and town centre. Set within a brand new development and superbly appointed throughout, the property offers modern living space with high spec finish, contemporary design and stylish interiors. Features include brand new fitted kitchen and bathroom, secure entry phone system, double glazing and access to attractive communal gardens.

Accommodation comprises entrance hall with inbuilt storage, leading into the bright and spacious open plan studio room with direct access onto the sunken courtyard. The kitchen area comprises a sleek range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, induction hob with overhead extractor, electric oven, and further space for appliances. A stylish shower room with modern suite and elegant tiling completes the well planned accommodation.

The property is enviably located within easy reach of Purley station, as well as numerous regular bus routes providing connections into Central London and to the surrounding area. The centre of Purley itself is close-by, offering an array of shops, bars, cafes and restaurants, as well as supermarkets and amenities.

Viewings are highly recommended.





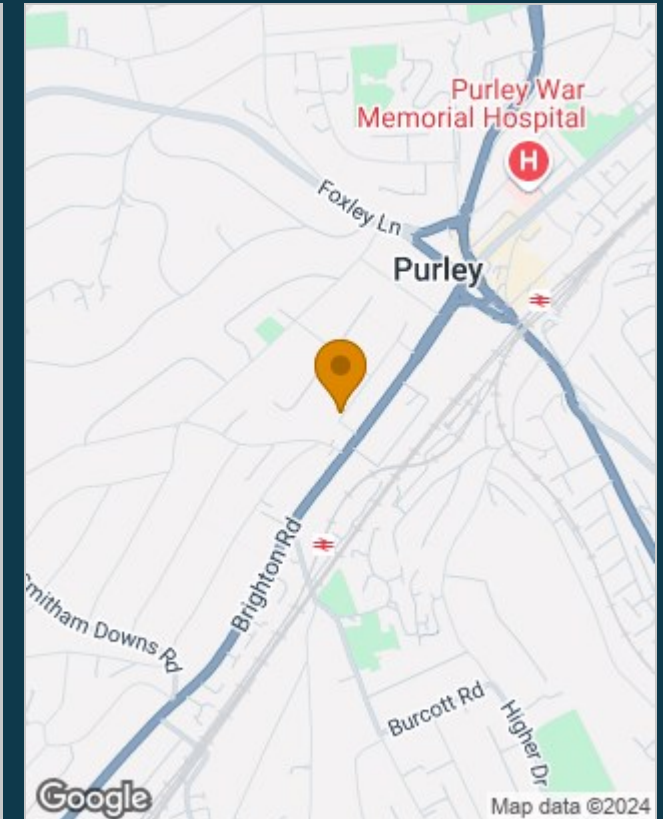




## Floor Plans



## Location Map



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

## Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.