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MARRIOTT VERNON  
ESTATE AGENTS

Flat 3, 37A Smitham Bottom Lane, Purley, CR8 3DE

£2,100 Per month









# Flat 3, 37A

Purley, CR8 3DE

\*\*\*Some Photos Are Examples Of Flats In The Development\*\*\*

Allocated Parking Bay

Bathroom And Additional Second WC

Recently Built Development

Easy Access Purley, Reedham, Coulsdon  
Stations and Close to Shops and Amenities

Beautifully Presented Three Bedroom Ground  
Floor Apartment

Unfurnished

Private Terrace

WiFi Included in Rental

Stylish Interiors

£2,100 Per month

Marriott Vernon are delighted to welcome to the market this beautifully presented three bedroom ground floor apartment (775 Sq.Ft) in a sought after residential location.

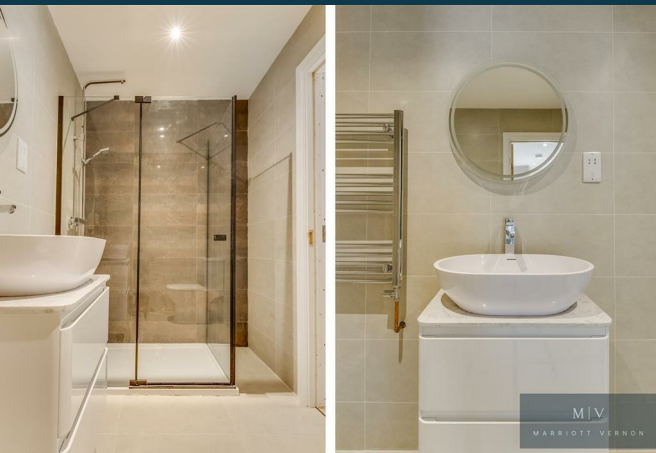
Set within a recently built development, the property offers bright, well planned accommodation with stylish interiors throughout. Features include a private allocated parking bay, private balcony/terrace, communal gardens with children's play area, and resident's bicycle store. Wifi is also included in the rental free of charge.

Accommodation comprises entrance hall with inbuilt storage, leading into a light and spacious open plan reception/kitchen opening onto a terrace, three well sized bedrooms and modern shower room and separate WC.

The property further benefits from gas central heating, double glazing and security entry phone.

The property is enviably located within easy reach of railway stations at Purley, Reedham and Coulsdon, as well as numerous regular bus routes providing connections to the surrounding area. The centres of Purley and Coulsdon are close-by, offering an array of shops, bars, cafes and restaurants, as well as supermarkets and amenities. The A23/M23/M25 are also close-by for excellent vehicular access.

(Please note some photos are example photos from other apartments in the development).

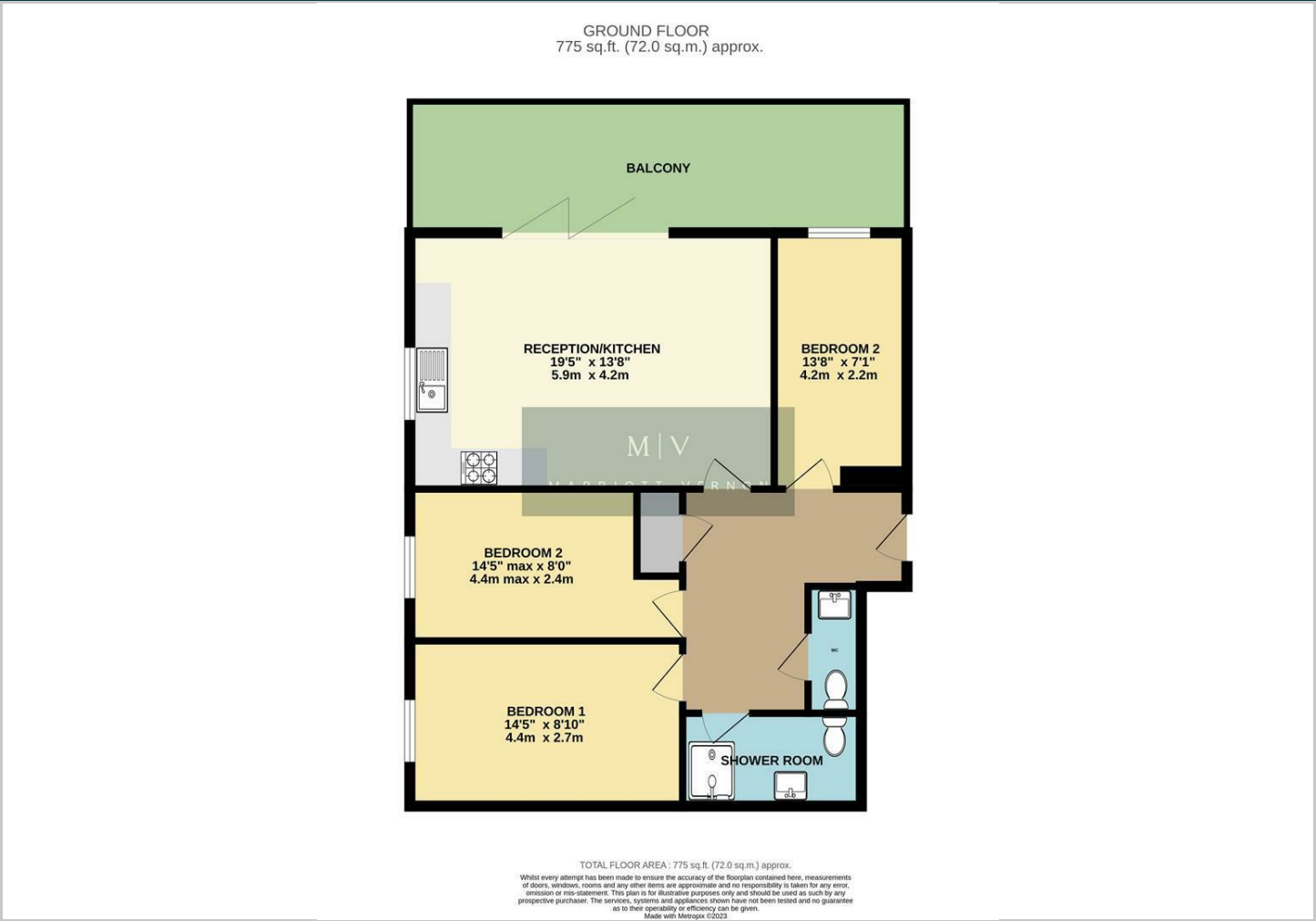








Floor Plans



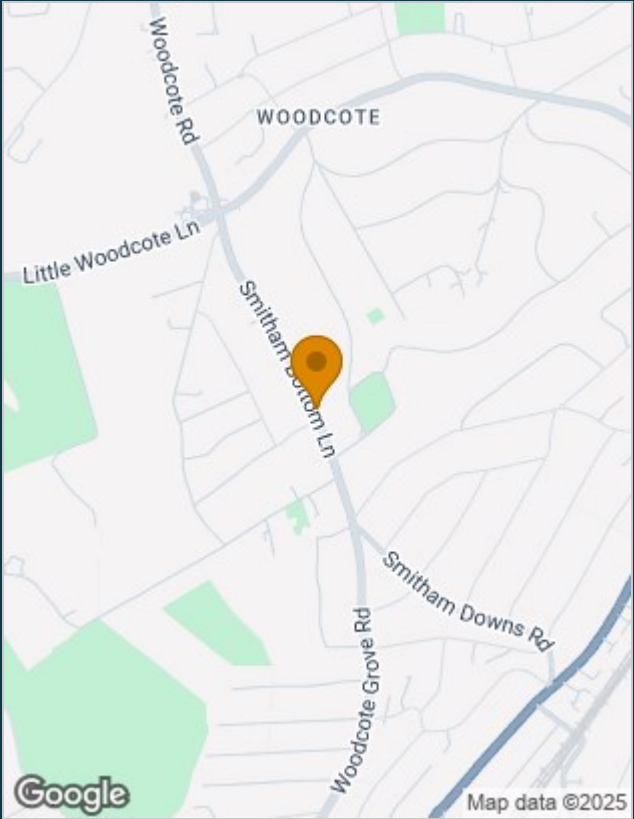
Viewing

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.

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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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