



3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Lansdowne Road | Purley | CR8 2PJ

**£375,000**

**LOFT**

# Lansdowne Road | Purley | CR8 2PJ £375,000

A unique split level penthouse apartment spanning across 1215 sq. ft, that offers all the accommodation space of a house! Located in the sought after development of the French Apartments, Purley, you are a stones throw from Purley town centre with the train station offering brilliant links to Central London, within 25 minutes. This apartment is a private gated development with concierge service at your disposal. You are located on the top two floors, accessed through the pretty communal gardens and courtyard with fountain. Inside, the third floor, has a large reception room with double sliding doors, leading to your private balcony. There is also a bedroom and bathroom featuring on this floor too! Up the stairs, you have another two double bedrooms and an en-suite to the primary bedroom. The added benefits are two allocated parking spaces and the apartment is completely chain free!

- CHAIN FREE, large, split level penthouse apartment
- Over 1200 sq. ft. of living space
- Balcony with views across the stunning landscaped communal areas
- Two allocated underground parking spaces
- Private gated development with concierge service
- Situated within short walking distance to transport links and shops
- Light and bright duplex apartment

## Third Floor

## Bedroom

11'9" x 11'5" (3.53m x 3.48m)

## Entrance

## Bedroom

22'6" x 9'9" (6.86m x 2.97m)

## Bathroom

## Bathroom

## Bedroom

13'8" x 10'9" (4.19 x 3.28)

## Outside

## Kitchen

16'0" x 8'2" (4.88 x 2.49)

## Balcony

## Reception Room

22'3" x 11'5" (6.78m x 3.48m)

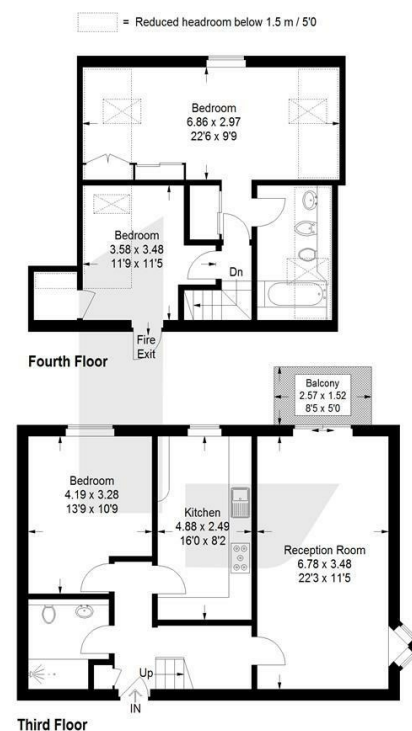
## 2 Allocated Parking Spaces

## Fourth Floor

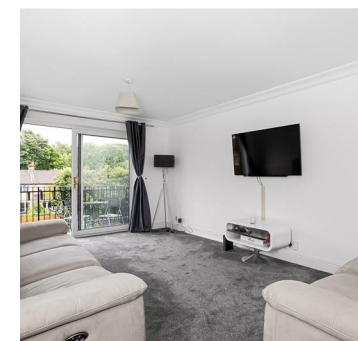


## Lansdowne Road, CR8

Approximate Gross Internal Area  
112.9 sq m / 1215 sq ft



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. (ID1220724)



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EPC Rating: C