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**John George Russell Hill Road, Purley CR8 2LD**





**welcome to**

## **John George Russell Hill Road, Purley**

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John George apartments are a beautiful collection of 16, 1 & 2 bedroom luxury apartments on the ever so popular tree lined Russell Hill Road.

Plot 6 is a large first floor one double bedroom apartment boasting over 549sqft with luxury open plan living room with brand new fully fitted kitchen with quartz worktops and Zanussi/AEG integrated appliances, one double bedroom and luxury family bathroom. The apartment further benefits from a private east facing balcony, engineered wood flooring, lift access, parking on request, 10 year build guarantee and brand new lease. Each apartment provide light-filled rooms and they have been carefully designed to create the very best in modern luxury living.

John George Apartments is located in Russell Hill Road and is conveniently located for Purley Station which is approximately 0.5 miles from the property which provides fantastic links into London plus the Gatwick Express from Purley providing a very speedy journey to the airport and East Croydon. Locally, you are spoilt for choice in terms of shopping and dining with Purley hosting a variety of different cuisines from all over the world, including the popular La Fuentes, 4 Locos Argentine Streakhouse as well as a number of coffee shops, cafes and local shops. If you like the more vibrant lifestyle then Croydon has brought Shoreditch to Surrey, with the popular Boxpark which is one of the largest food, culture and social destination in London. Furthermore, there are a number of local golf courses such as Woodcote Park Golf Club, Purley Downs's Golf Course as well as a variety of beautiful parks and woodland areas.



welcome to

## John George Russell Hill Road, Purley

- First Floor
- One Double Bedroom
- Brand New Kitchen With Zanussi/AEG Appliances
- Luxury Bathroom
- Private Balcony

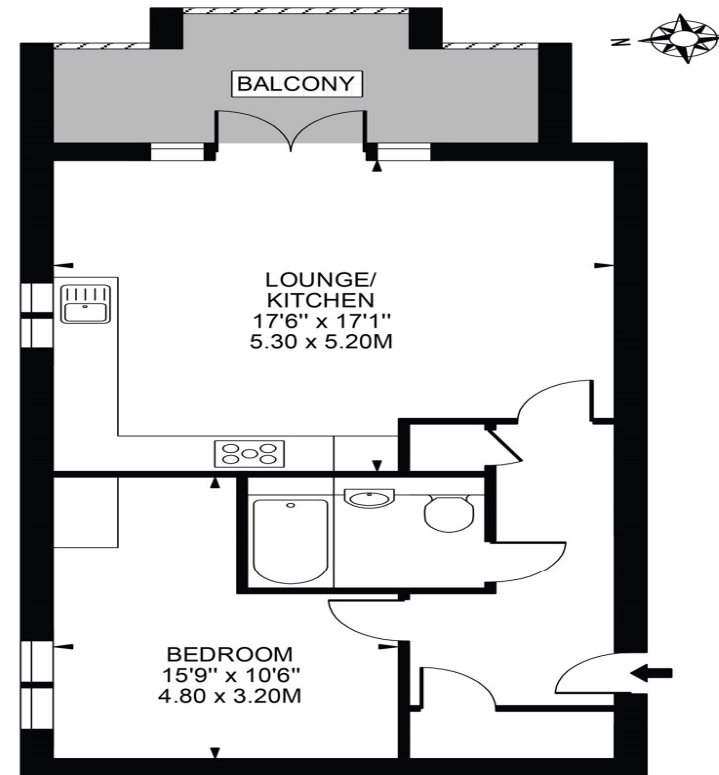
Tenure: Leasehold EPC Rating: Exempt

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.

**£350,000**

## JOHN GEORGE APARTMENTS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 571 SQ FT - 53.04 SQ M



FIRST FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Property Ref:  
SAN106721 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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