



**West Hill, South Croydon CR2 0SB**



## **welcome to**

### **West Hill, South Croydon**

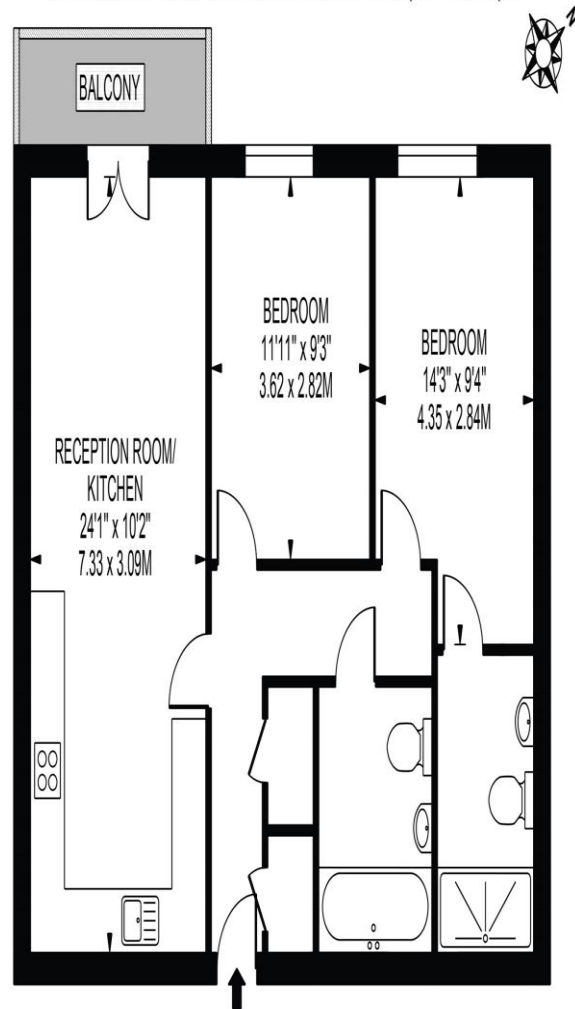
A beautifully presented two bedroom first floor apartment comprising of a large open plan reception room with modern fitted kitchen and patio doors leading out onto a private balcony, two double bedrooms with the master benefiting from a modern en-suite shower room and a modern family bathroom. The property is in good decorative order throughout and has a long lease, and allocated parking space.

The property is located at the bottom of West Hill which is conveniently an approx. 5 minutes' walk from Sanderstead Station with Purley Oaks Station also nearby which provide fantastic links into London. There are many local amenities including a Waitrose, Tesco Express and a short walk away is the ever popular South End Restaurant Quarter and BoxPark near East Croydon station. The property is surrounded by greenery with Croham Hurst Woods, Purley Beeches, Croham Hurst Golf Club and Purley Downs Golf Club. There are many private and public schools such as Ridgeway, Cumnor House Boys, Oakwood School, Atwood, Whiftgift School, Trinity and Riddlesdown Collegiate.



## WEST HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 699 SQ. FT. - 64.94 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.  
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- First Floor Flat
- Two Double Bedrooms
- Two Modern Bathrooms/Shower Rooms
- Open Plan Kitchen Reception Room
- Private Balcony

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAN107464 - 0003

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