



**PORTFOLIO**  
from



barnard marcus

Seaton Court, Russell Hill, CR8



# Seaton Court, Rusell Hill, Purley

*Seaton Court is an exclusive collection of just six, two and three bedroom luxury apartments*



Elegantly designed and located in a sought-after residential road; offering modern living in an ultra-convenient location.

Seaton Court has been crafted with meticulous attention to detail benefitting from engineered rustic oak flooring, underfloor heating, integrated appliances and private balconies.

These generous apartments offer luxury tiled bathrooms and a modern kitchen/living space, the upper floors boasting impressive vaulted ceilings. There are sensational private balconies and parking is available upon request (£10,000 per parking space).





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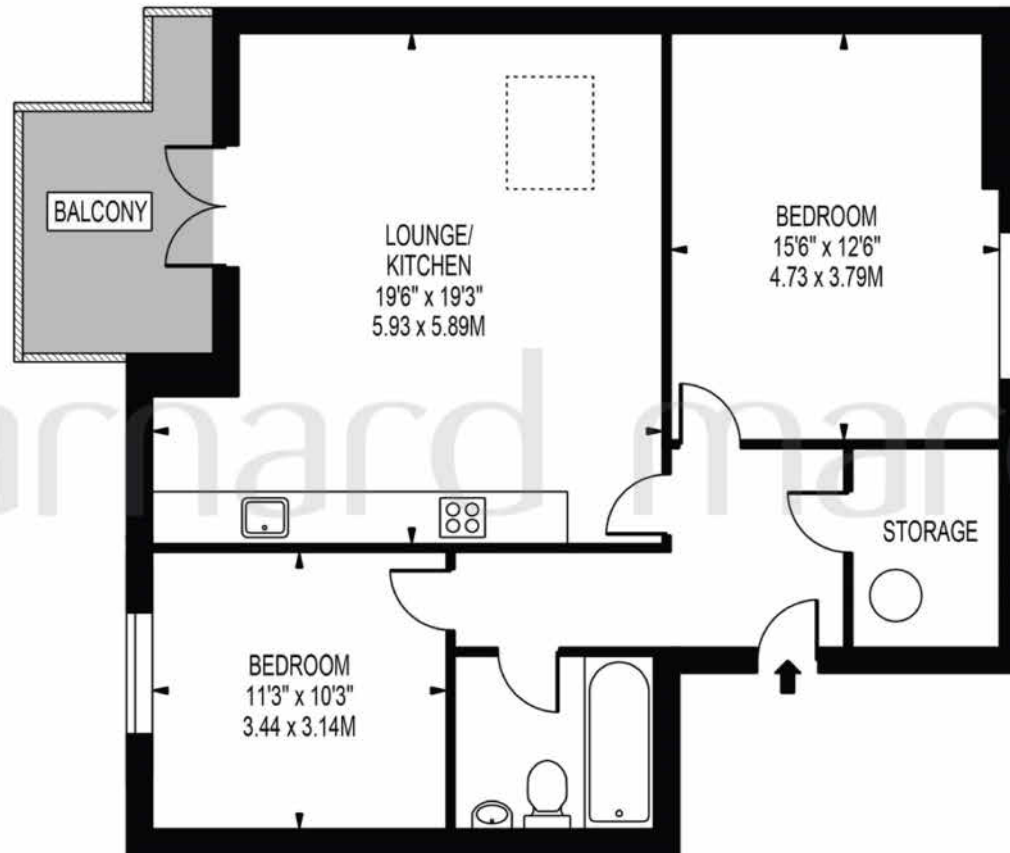
Purley offers a direct link to London Bridge in just 22 minutes as well as easy access to the M25 in just six miles. The High Street boasts an array of retailers including luxury boutiques, social cafes, well-known food chains and Waitrose. The development is located within easy reach of well-regarded state and private schools. Purley Way is easily accessible for larger shops such as IKEA, HomeSense and TX MAXX, as well as multiple recreational activities including a cinema, bowling, swimming pool and sports club. Two bedroom apartments from £425,000 and three bedroom apartments from £475,000.





## SEATON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 831 SQ FT - 77.20 SQ M



### SECOND 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.

# welcome to Seaton Court, Russell Hill, CR8

\*\*\*DISCLAIMER\*\*\*

The floor plan in this brochure is an example of one of our two bedroom apartments.

The images in this brochure are of our show home.

These apartments are share of freehold.

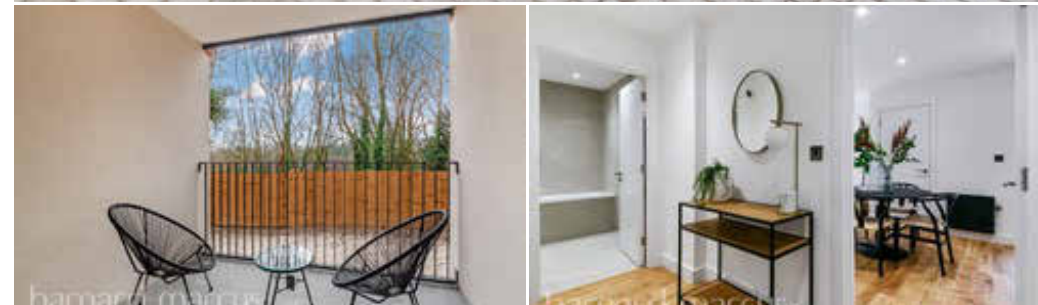
Prices From

## £425,000

- Parking available upon request
- Luxury tiled bathroom
- Private balconies
- Integrated Bosch Appliances

Tenure: Leasehold

EPC Rating: Exempt



To find out more information or to arrange a viewing call

## 020 8651 6363

or email [Sanderstead@barnardmarcus.co.uk](mailto:Sanderstead@barnardmarcus.co.uk)

Station Approach, Sanderstead, South Croydon, Surrey CR2 0PL

[barnardmarcus.co.uk](http://barnardmarcus.co.uk)

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