



**PORTFOLIO**  
from

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Riddlesdown Road, Purley

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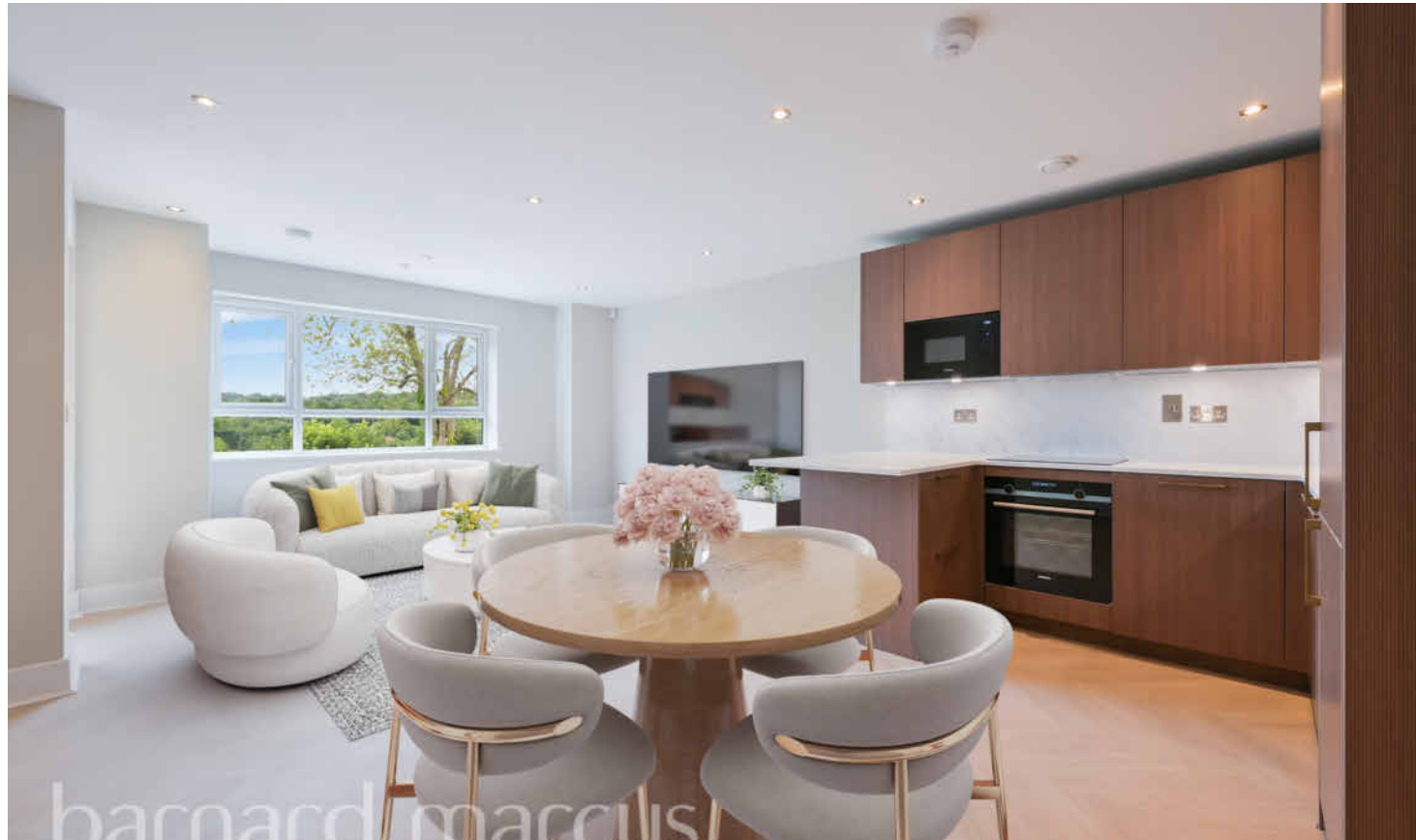
*21 beautifully crafted 1, 2 and 3 bedroom apartments, each benefiting from private outdoor space offering a rare combination of luxury, convenience, and green surroundings!*



Each apartment is finished to a high specification, designed with modern living in mind. All units benefit from private outdoor space - either a balcony, terrace, or garden; as well as allocated parking, making them ideal for both professionals and families.

The building itself is serviced by a lift, ensuring easy access to all floors, and every residence comes with a 999-year lease and a share of the freehold, offering both security and long-term value. Residents can take full advantage of the landscaped communal gardens and secluded Sensory Garden.

Riddlesdown is a peaceful residential area known for its greenery, excellent schools, and quick connections into Central London. Riddlesdown Station is just a short walk away, providing direct trains to London Victoria and London Bridge, while the nearby open spaces of Riddlesdown Common offer scenic walks and a welcome escape from city life. The location strikes the perfect balance between suburban tranquility and urban accessibility.





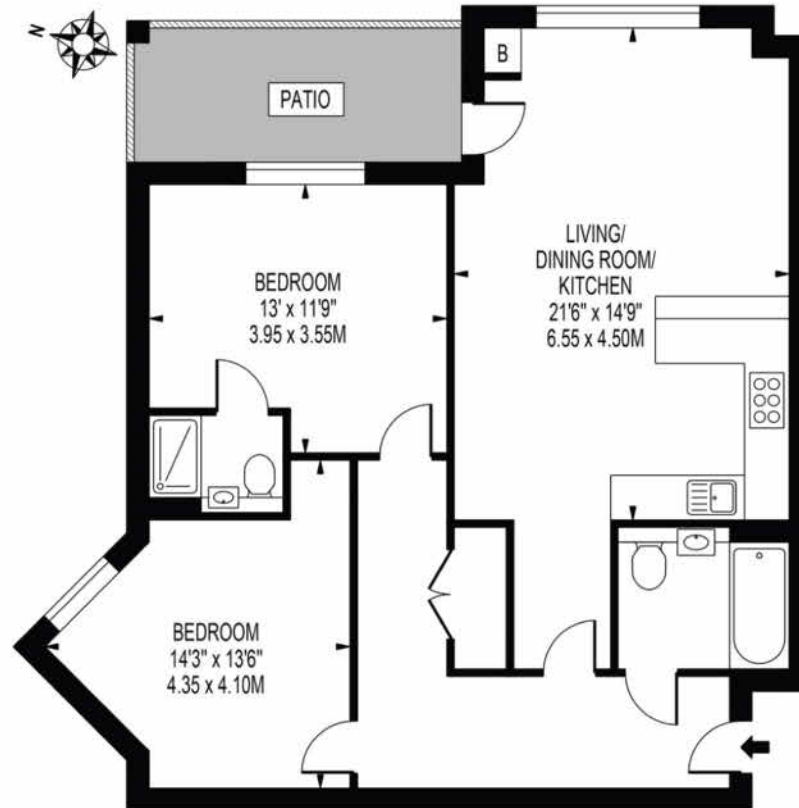
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DISCLAIMER: Some images have been virtually staged and may not accurately represent the actual apartment



## RIDDLESDOWN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 848 SQ FT - 78.75 SQ M



### GROUND 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 Riddlesdown Road, Purley

21 beautifully crafted 1, 2 and 3 bedroom apartments, each benefiting from private outdoor space offering a rare combination of luxury, convenience, and green surroundings

ASKING PRICE

**£435,000**

- Private Outdoor Space
- Allocated Parking
- 999 Year Lease + Share of Freehold
- Premium Kitchen with Integrated Appliances

EPC Rating: Exempt  
Council Tax Band: TBC  
Tenure: Leasehold



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)

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

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