



PORTFOLIO
from

 **barnard marcus**

Riddlesdown Road, Purley

Riddlesdown Road, Purley

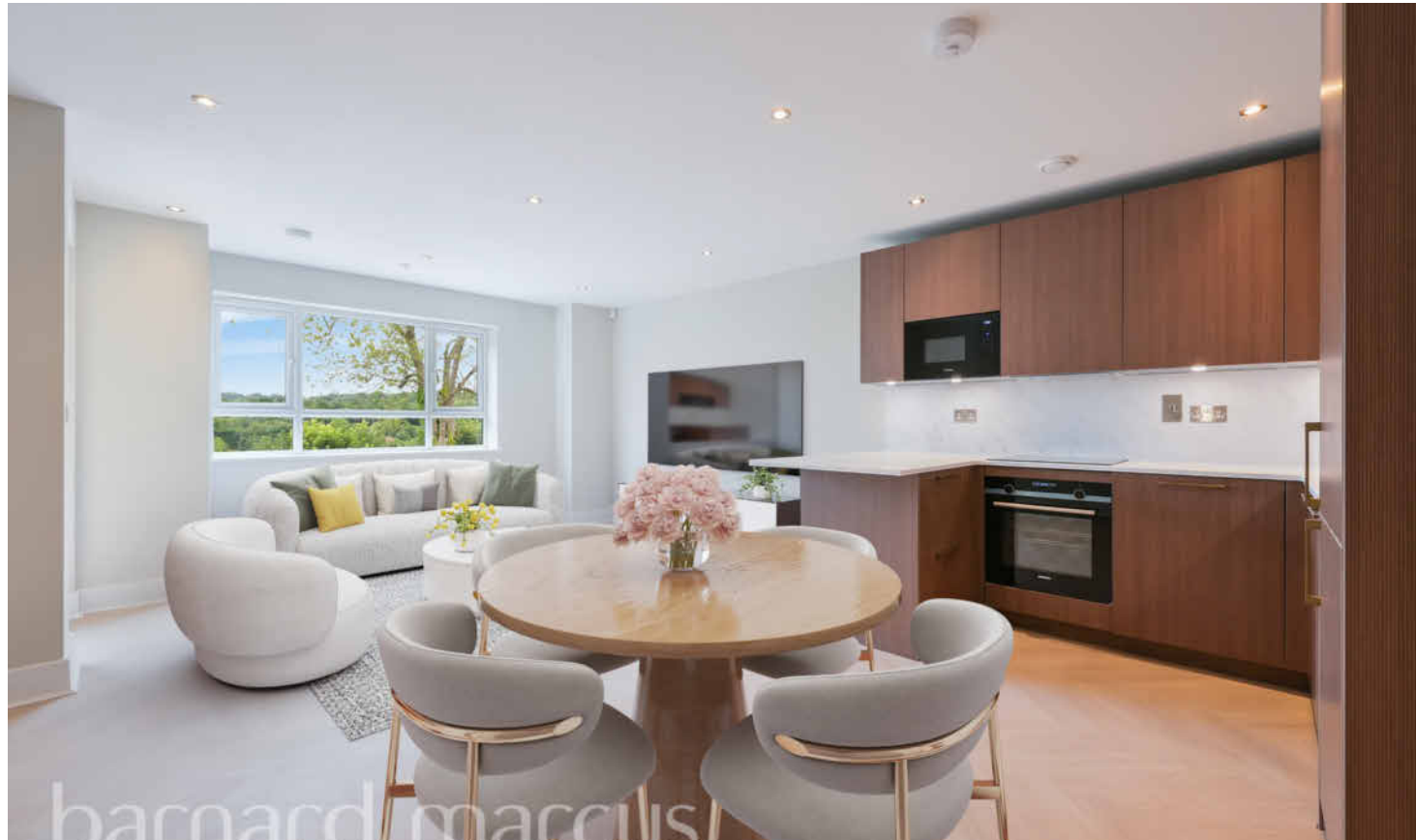
21 beautifully crafted 1, 2 and 3 bedroom apartments, each benefiting from private outdoor space offering a rare combination of luxury, convenience, and green surroundings!



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.





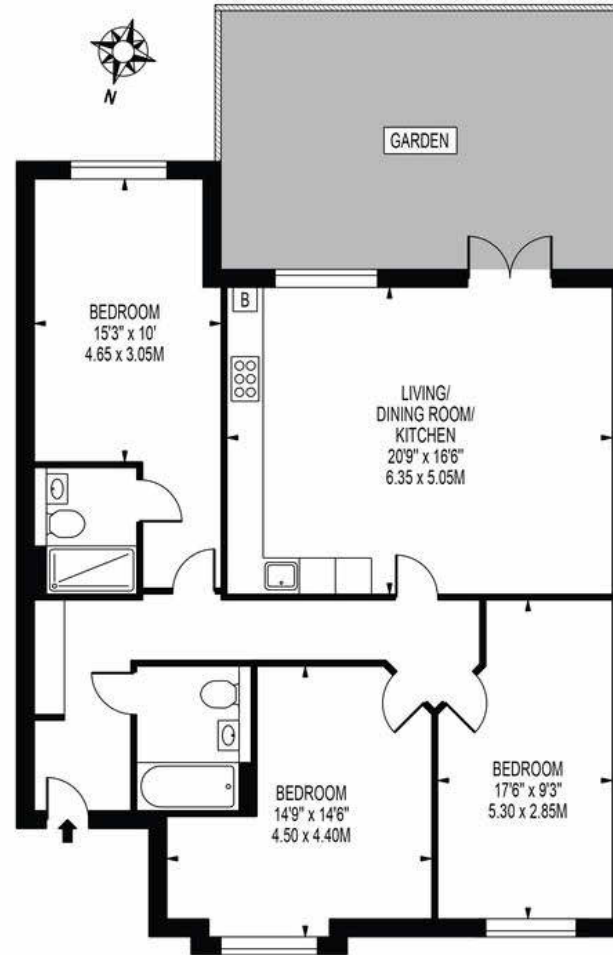
arnard marcus

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



RIDDLEDOWN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1198 SQ FT - 111.30 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

£550,000

- 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

Station Approach, Sanderstead, South Croydon, Surrey CR2 0PL
barnardmarcus.co.uk

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.

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.

