DANIEL ADAMS

30 Old Lodge Lane
Purley, CR8 4DF

Guide Price £300,000

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30 Old Lodge Lane

Purley, CR8 4DF

Guide Price £300,000 - £315,000

This spacious two-bedroom apartment is located in a sought-after area of Purley, offering a blend of convenience and comfort. Situated close to reputable schools, well-served bus routes, train stations, and beautiful outdoor spaces, it's perfectly positioned for both commuters and families alike.

The property is presented to a high standard throughout, with generously sized rooms that provide ample living space. Upon entering, a convenient entrance lobby with storage for shoes and jackets sets the tone for the thoughtful design. The open-plan living and dining area is perfect for entertaining, providing a bright and airy space to relax with family and friends.

Both bedrooms are large doubles, complete with built-in wardrobes, offering plenty of storage. The property also features a separate W/C and a modern family bathroom for added practicality.

Externally, the apartment enjoys pleasant views over the communal gardens, while also benefiting from residents' parking, a private garage, and private loft storage. Additional features include double glazing, a security entry phone system, and the advantage of a long lease. This well-maintained property is ideal for those seeking a stylish and convenient home in a desirable location.

Entrance Hall
5'11" x5'7" (1.82m x1.72m)

Living Room/Dining Room
12'4" x 22'3" (3.77m x 6.8m)

Kitchen
7'10" x 12'3" (2.39m x 3.74m)

Hallway
8'11" x 3'6" (2.74m x 1.08m)

Bedroom
22'5" x 11'4" (6.85m x 3.47m)
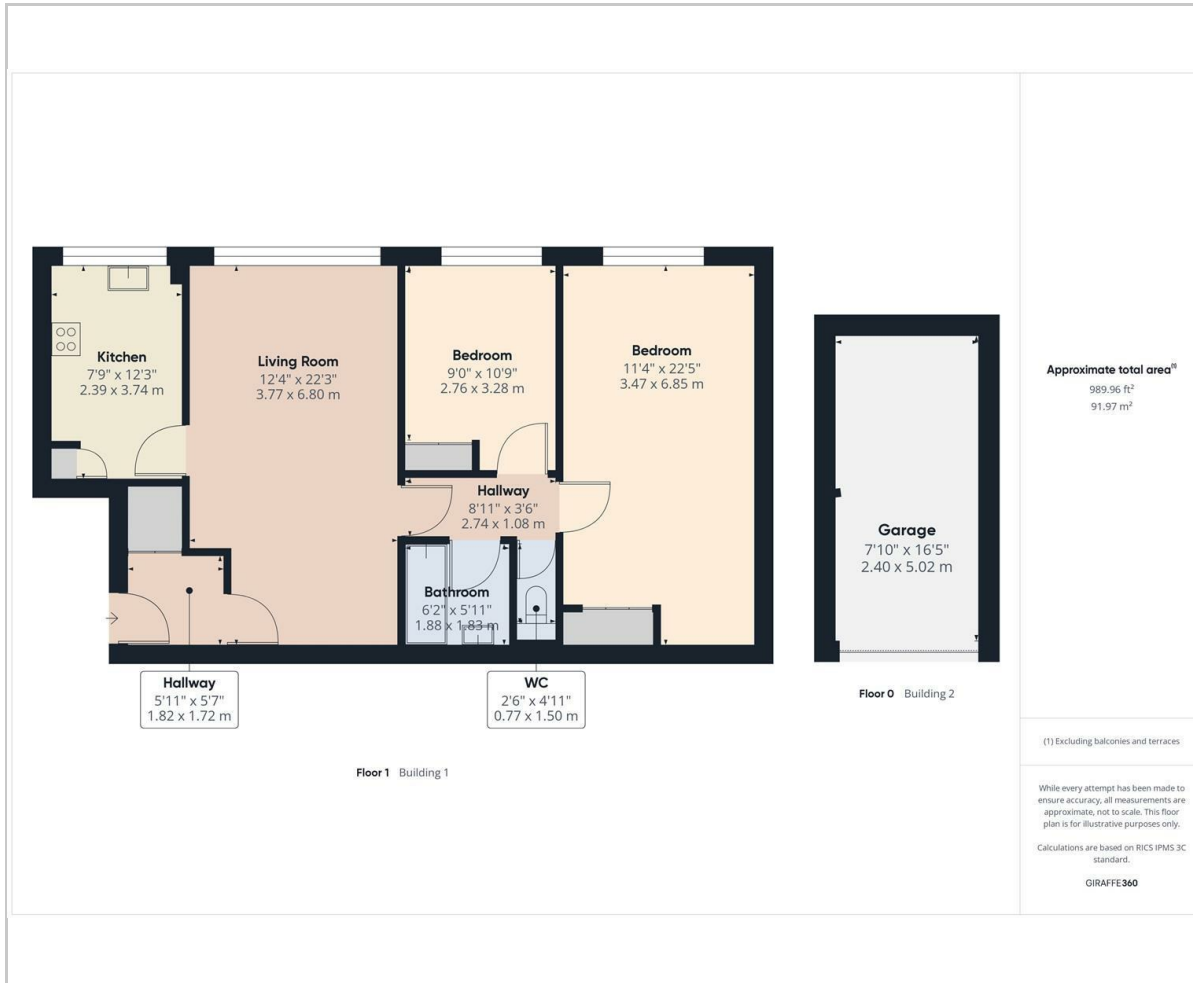
Bedroom
9'0" x 10'9" (2.76m x 3.28m)

W/C
2'6" x 4'11" (0.77m x 1.5m)

Bathroom
6'2" x 6'0" (1.88m x 1.83m)

Garage
7'10" x 16'5" (2.4m x 5.02m)

Floor Plan

Kitchen
7'9" x 12'3"
2.39 x 3.74 m

Living Room
12'4" x 22'3"
3.77 x 6.80 m

Bedroom
9'0" x 10'9"
2.76 x 3.28 m

Bedroom
11'4" x 22'5"
3.47 x 6.85 m

Garage
7'10" x 16'5"
2.40 x 5.02 m

Hallway
8'11" x 3'6"
2.74 x 1.08 m

Bathroom
6'2" x 5'11"
1.88 x 1.83 m

Hallway
5'11" x 5'7"
1.82 x 1.72 m

WC
2'6" x 4'11"
0.77 x 1.50 m

Floor 1 Building 1

Floor 0 Building 2

Approximate total area[1]
989.96 ft²
91.97 m²

(1) Excluding balconies and terraces

While every attempt has been made to
ensure accuracy, all measurements are
approximate, not to scale. This floor
plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C
standard.

GIRAFFE**360**

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 63
Potential: 78

England & Wales
EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales
EU Directive
2002/91/EC

Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878
if you wish to arrange a viewing appointment for this property or require further information.

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