



2 Bedrooms | 1 Bathroom | 1 Reception Room

Loxwood House | Purley Hill | Purley | CR8 1DX

**£385,000**

**LOFT**

Loxwood House | Purley Hill |  
Purley | CR8 1DX  
£385,000

- Modern top floor penthouse
- Open-plan kitchen/reception room with integrated appliances
- Private balcony accessed from the reception room and bedroom
- Fitted wardrobes in primary bedroom
- 5 years new years built warranty left
- Newly built block only five years ago with a long lease of 120 years left
- Only 10-minute walk to Purley train station and 15-minute walk to Riddlesdown train station

**Entrance**

**Second Floor**

**Hallway**

**Open Plan**

**Kitchen/Reception Room**

**Room**

24'8 x 16'7 (7.52m x 5.05m)

**Bedroom 1**

16'9 x 13'8 (5.11m x 4.17m)

**Bedroom 2**

14'1 x 9'3 (4.29m x 2.82m)

**Bathroom**

**Balcony**

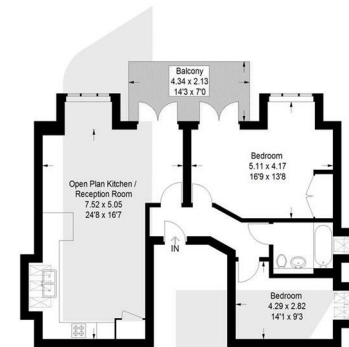
14'3 x 7'0 (4.34m x 2.13m)

**Communal Garden**



Purley Hill, CR8

Approximate Gross Internal Area  
73.5 sq m / 791 sq ft



Second Floor

Legend:  Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1267983)



EPC Rating: B

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