



Athena House, Edgehill Road, Purley CR8 2NB



welcome to

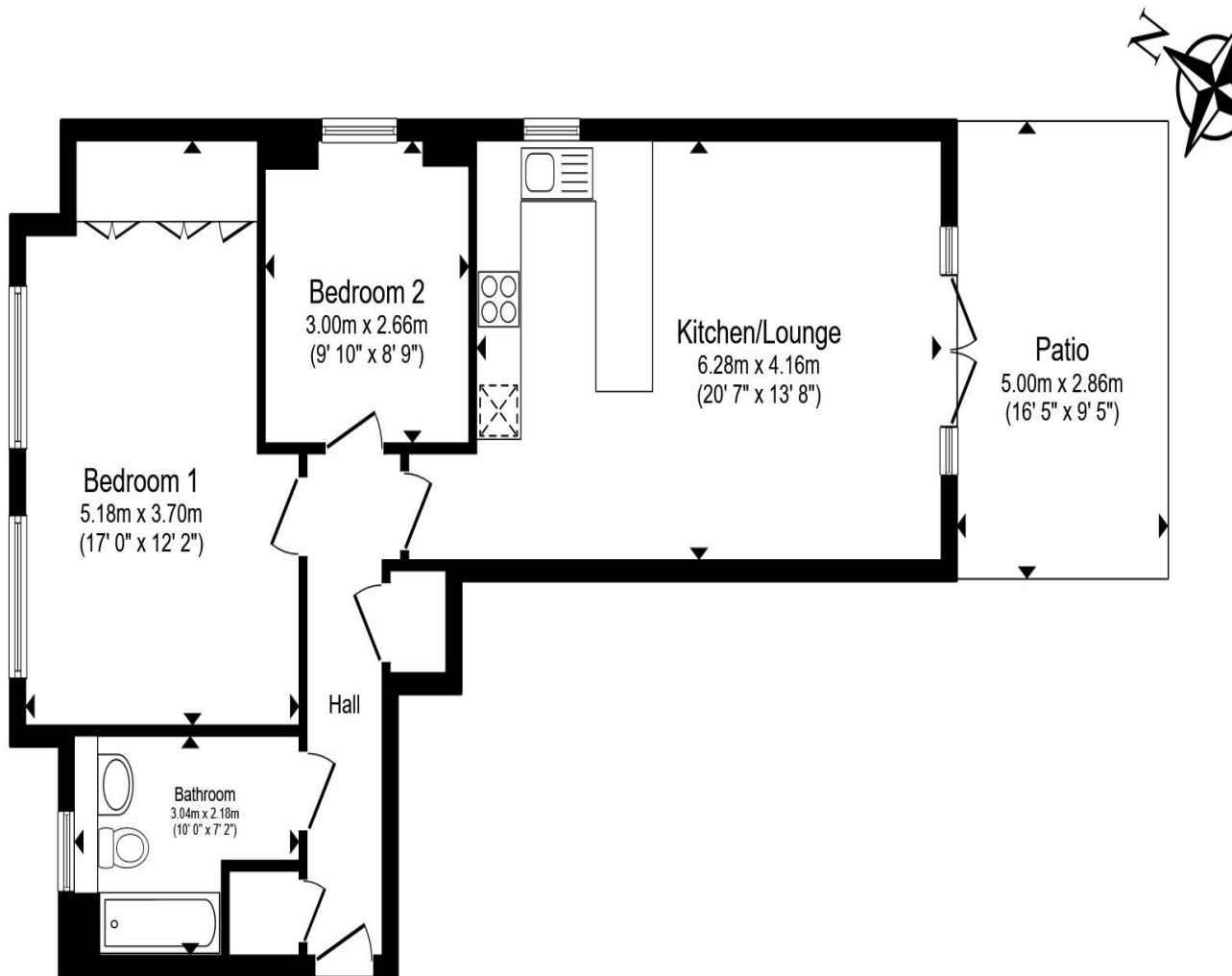
Athena House Edgehill Road, Purley

Modern ground floor apartment with private South facing patio and allocated parking space offered chain free.

Built in 2021, this modern ground floor apartment offers stylish and well-presented living throughout, ideal for those seeking comfort and convenience in a contemporary setting. The property features two generously sized double bedrooms, a sleek family bathroom, and a bright open plan kitchen and living area designed for both relaxing and entertaining. The living space flows seamlessly out onto a private South-facing patio, allowing for plenty of natural light and an inviting outdoor area to enjoy throughout the day. The apartment also benefits from an allocated parking space, adding further practicality to this attractive home.

Situated on Edgehill Road, the property enjoys a well-connected yet peaceful residential setting. The location offers excellent access to local amenities, including shops, cafés, and green spaces, while also being within easy reach of transport links providing direct routes into Central London. Nearby stations make commuting straightforward, appealing to professionals and families alike. The area is also known for its selection of reputable schools and community feel, while surrounding parks and open spaces offer opportunities for leisure, walking, and outdoor activities. This balance of connectivity and tranquillity makes Edgehill Road a highly desirable place to live.





Total floor area 69.2 m² (745 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Athena House Edgehill Road, Purley

- Chain Free
- Built in 2021
- Ground Floor
- Two Double Bedrooms
- Family Bathroom
- Open Plan Kitchen/Living Space
- South Facing Patio
- Allocated Parking Space

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1700.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Dec 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107764



Property Ref:
SAN107764 - 0005

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.



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