



2 Bedrooms | 2 Bathrooms | 1 Reception Rooms  
Athena House | Edgehill Road | Purley | CR8 2NB

**£400,000**

**LOFT**

Athena House | Edgehill Road |  
Purley | CR8 2NB  
£400,000

- Beautifully unique split level apartment with private patio space
- Allocated parking space to the rear
- Envidable open-plan kitchen/reception room with fitted appliances
- Two bathrooms, including a bonus shower room on the ground floor
- Large and welcoming entrance hall and hard flooring throughout the ground floor
- Two double bedrooms and slick, modern bathroom
- Just minutes walk from the town centre and Purley train station
- Modern block, built in 2021 with 4/5 years left on New Build warranty

**Ground Floor**

**Entrance Hall**

**Shower Room**

**Reception**

**Room/Kitchen**

25'4 x 10'1 (7.72m x 3.07m)

**First Floor**

**Landing**

**Bathroom**

**Bedroom**

10'7 x 10'2 (3.23m x 3.10m)

**Bedroom**

14'3 x 10'1 (4.34m x 3.07m)

**Outside**

**Private Patio**

23'2 x 10'7 (7.06m x 3.23m)

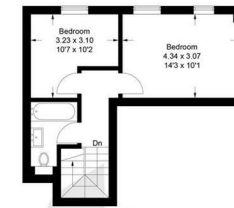
**Allocated Parking**

**Space**



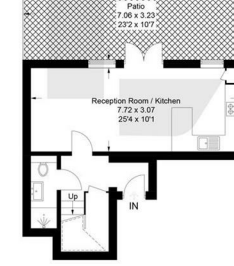
Athena House, Edgehill Road, CR8

Approximate Gross Internal Area = 68.3 sq m / 735 sq ft



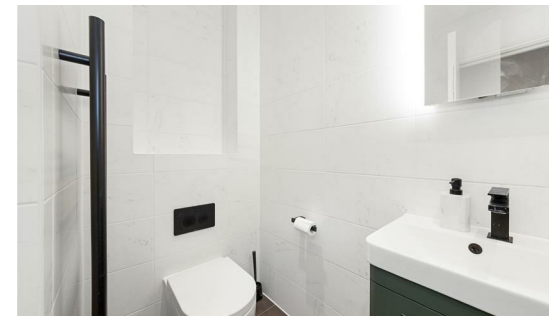
First Floor

• Reduced headroom below 1.5m / 5'0"



Ground Floor

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. (ID1264353)



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EPC Rating: B