



## Flat 2

Sanctuary Heights, 1 Smitham Downs Road | Purley | CR8 4FN

Asking Price £270,000

**BOND & SHERWILL**  
EST. 1908

# Flat 2

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Located on a highly-sought after road this contemporary one-bedroom property is perfect for anyone who wants their own outdoor space.

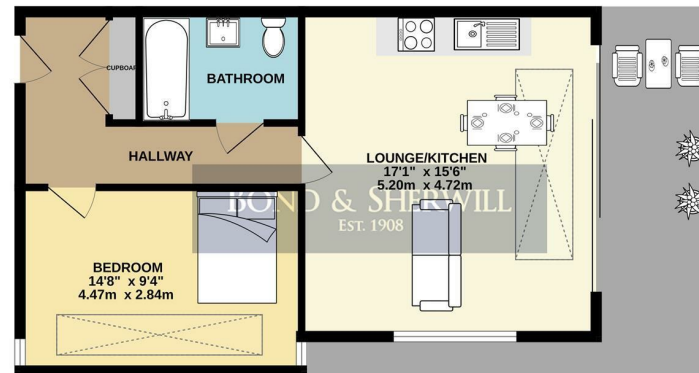
The interior features a triple-aspect open-plan kitchen/diner, impressive-size dual-aspect bedroom, modern bathroom, hallway and under-floor heating throughout.

Additional features include own rear courtyard.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. In addition the surrounding area is widely served by a variety of bus routes.



GROUND-FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 542 sq.ft. (50.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan 12025

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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