



Brighton Road | | Purley | CR8 4EX

£1,750 Per Month

BOND & SHERWILL
EST. 1908

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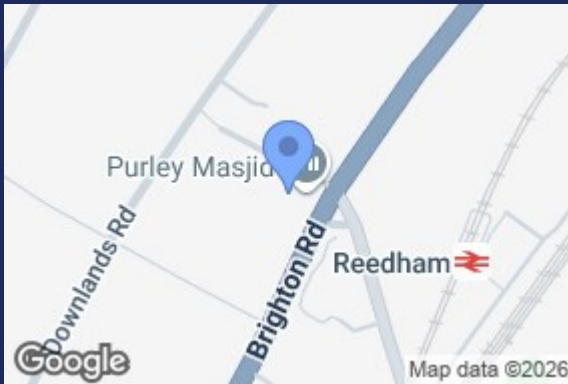
Bond & Sherwill are proud to market this rarely-available three-bedroom lower-ground floor apartment converted from Purley's grade-two listed Town Hall.

The interior features a spacious master bedroom with access out to a courtyard garden. Additionally, there are two further bedrooms, a spacious lounge with access out to another courtyard garden, bathroom and a kitchen.

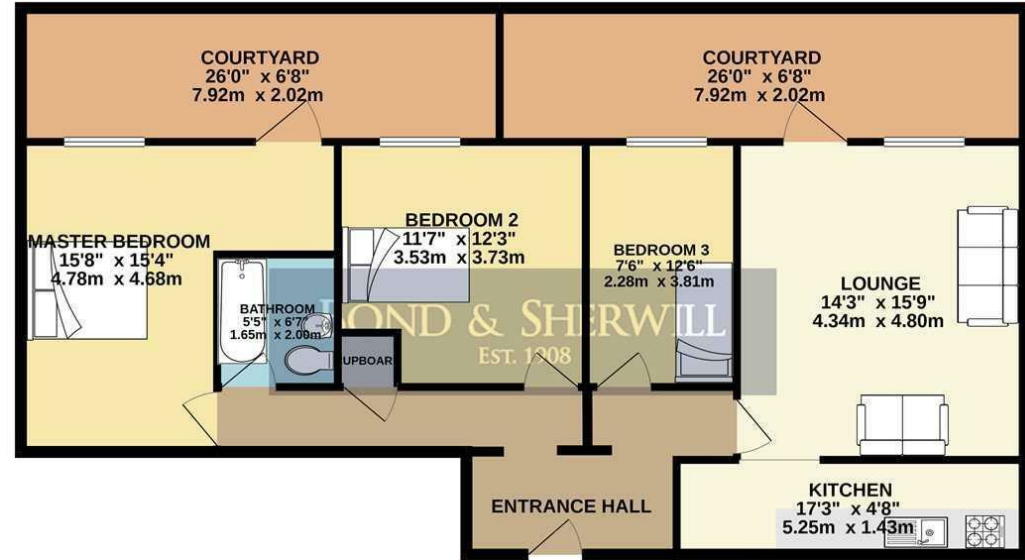
This apartment benefits from being just a short walk from Reedham Railway Station and being in close proximity of Purley Railway Station, which provides swift and easy access to London Victoria, London Bridge, Gatwick Airport and Brighton. In addition, local buses serve destinations including Caterham, Banstead, Old Coulsdon, Redhill, Central Croydon, West Croydon and Streatham, while the N68 route provides nightly buses both into and from Central London and Waterloo Railway Station. The M23/M25 interchange at Hooley can be used to access the national motorway network while local amenities, shops and restaurants can be found in Purley Town Centre.







GROUND FLOOR 1229 sq.ft. (114.2 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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.
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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	80
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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