



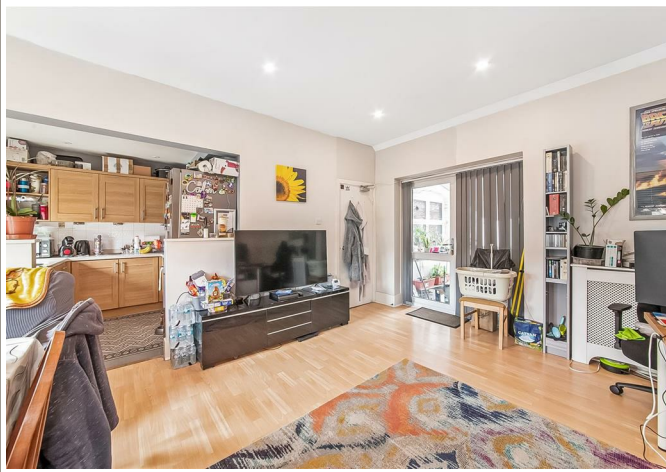
3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Russell Hill Road | Purley | CR8 2XL

Offers over £275,000

LOFT

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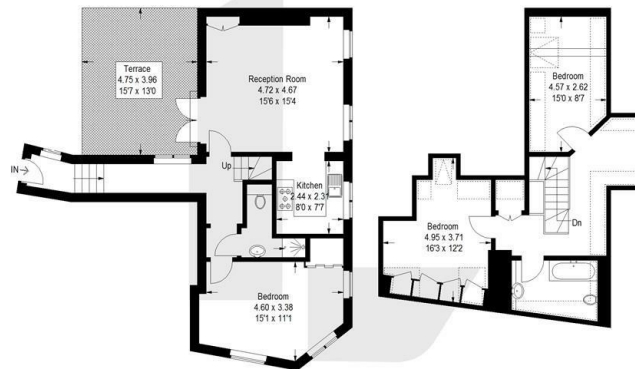
- Located in the heart of Purley High Street, this spacious three-bedroom, two-bathroom apartment is a first-time buyer or an investor. This property presents an ideal opportunity to secure a home in a prime location. Inside, the layout provides plenty of room to breathe, while the exterior features a private roof terrace—a fantastic spot for relaxing or entertaining guests. For those who commute, the apartment is just a short walk to Purley train station and a wide array of local amenities. Adding even more value, the property comes with a share of freehold ownership, making it a standout choice for any prospective buyer.

- **Spacious 3 bedroom 2 bathroom split-level apartment** - **Prime location in the heart of Purley High Street**
- **Just a short walk to Purley train station and local amenities** - **Perfect for relaxing or entertaining**
- **Share of freehold ownership** - **Ideal opportunity for first-time buyers or investors**

Russell Hill Road, CR8
Approximate Gross Internal Area
109.9 sq m / 1183 sq ft



Reduced headroom below 1.5 m / 5'0"



First Floor

Second 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. (ID1291555)



- External**
- Outside Entrance**
- First Floor**
- Reception Room**
15'5" x 15'3" (4.72 x 4.67)
- Kitchen**
8'0" x 7'6" (2.44 x 2.31)
- Bedroom 1**
15'1" x 11'1" (4.60 x 3.38)
- Shower Room**
- Second Floor**
- Bedroom 2**
16'2" x 12'2" (4.95 x 3.71)
- Bedroom 3**
14'11" x 8'7" (4.57 x 2.62)
- Bathroom**
- Private Roof Terrace**
15'7" x 12'11" (4.75 x 3.96)

EPC Rating: D

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