



2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Russell Hill | Purley | CR8 2JA

**£415,000**

**LOFT**



34 Russell Hill | Purley | CR8 2JA  
£415,000

- Ground floor converted apartment with direct access to communal gardens
- Full of character throughout including high ceilings and wooden floors
- Shared driveway and bonus communal storage in the basement
- Beautifully presented throughout with modern kitchen
- Vast reception room with plenty of space for lounging and dining
- Two double bedrooms, stylish bathroom with underfloor heating and separate plumbed laundry cupboard
- Intimate block with only four apartments
- Ideally situated a short walk from Purley town centre and train station
- Share of Freehold with lease to be extended on completion





A unique apartment  
with over 1,200 sq.  
ft. of  
accommodation,  
with a private  
garden, basement  
storage, allocated  
parking and stones  
throw from the  
town centre!



## **Raised Ground Floor**

### **Reception Room**

22'6 x 19'7 (6.86m x 5.97m)

### **Kitchen**

14'6 x 8'1 (4.42m x 2.46m)

### **Bedroom**

14'1 x 11'2 (4.29m x 3.40m)

### **Bathroom**

### **Bedroom**

13'3 x 9'5 (4.04m x 2.87m)

## **Basement**

### **Basement Room**

15'0 x 14'9 (4.57m x 4.50m)

## **Outside**

### **Communal Garden**

### **Shared Driveway**





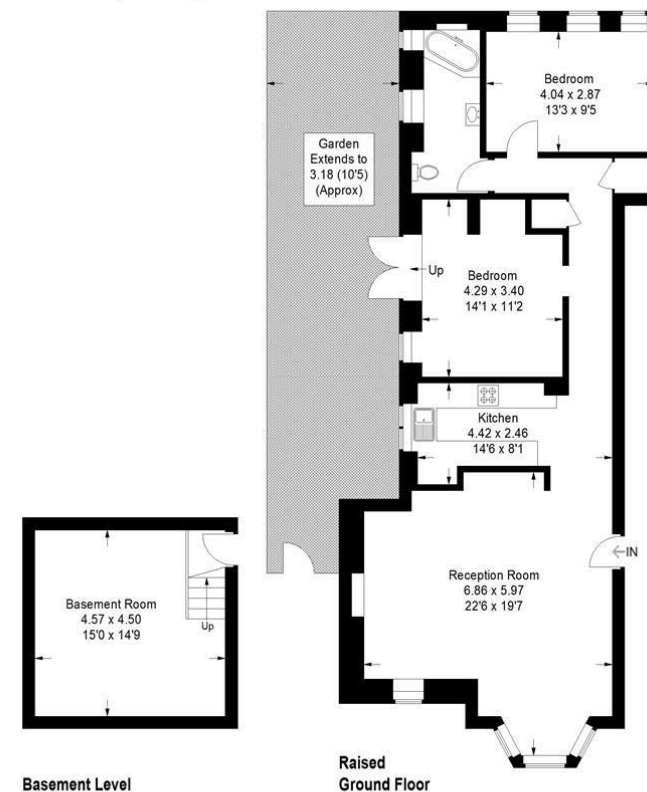
## Russell Hill, CR8

Approximate Gross Internal Area

Basement = 20.9 sq m / 225 sq ft

Raised Ground Floor = 92.7 sq m / 998 sq ft

Total = 113.6 sq m / 1223 sq ft



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. (ID:1244945)

EPC Rating: D

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