



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

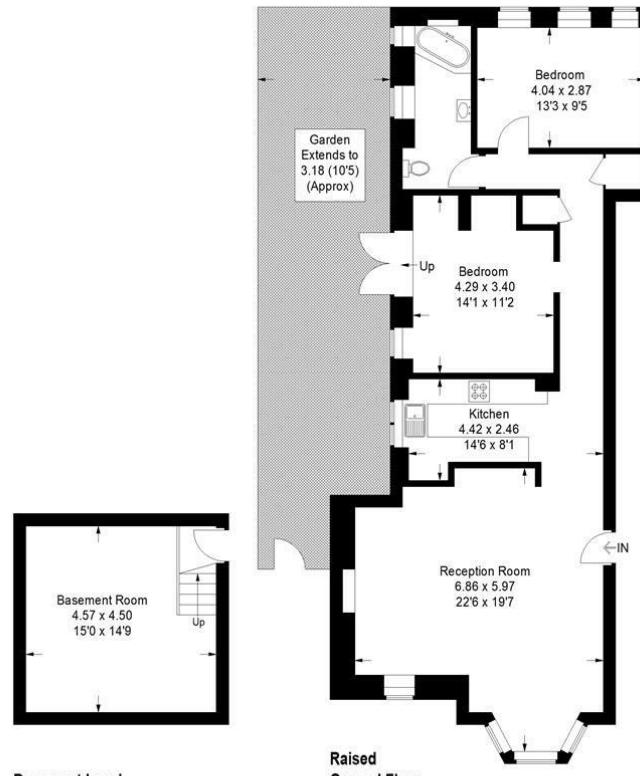
Communal Garden

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



Basement Level

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. (D:1244945)

EPC Rating: D

23a High Street
Purley
Surrey
CR8 2AF
0208 660 8070
hello@loft-estates.co.uk