

ASKING PRICE £485,000



Flat 9, 63 Selcroft Road Purley CR8 1AL

Top Floor Three Bedroom Penthouse - Chain Free - Great location on a Quiet Road Yet Just a Moment From Mainline Transport Facilities.

Frost Estate Agents are delighted to bring to the market this modern penthouse occupying the entire top floor of this modern block constructed 3-4 years ago. The property offers generous light and bright accommodation of 1122 sq/ft and includes three double bedrooms, open plan reception and kitchen area, family bathroom and en suite. The kitchen has a range of built in Bosch appliances, white composite worktops and there are balconies off bedroom 1 & 2, the property also has gas central heating, Residents Parking, communal gardens and excellent energy efficiency.

The property is conveniently located for Purley mainline station (approx. 6-8 min walk) where you can choose Victoria or London Bridge as direct destinations. The Thameslink Route provides access to Farringdon and the City – all around 30 minutes' travel time. Trains from central London also run throughout the night for ultra-convenience. Gatwick airport is just 26 minutes in the opposite direction. Road links are excellent too, with the A23 a matter of minutes away, providing fast, easy access to London, the South Coast and the M25.

Purley's town centre offers an excellent choice of shops, bars, cafes and restaurants, all a short walk from Selcroft Road. If you're feeling active there are a number of local health and leisure clubs to choose from, whilst excellent golf courses, recreation grounds and other open spaces are all close by including Riddlesdown common which is only 0.5 mile away.



Selcroft Road, Purley, CR8

Approximate Area = 1122 sq ft / 104.2 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Frost Estate Agents. REF: 1242880



Lease 125 Years

Ground Rent £0

Service Charge £2,301.29

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

