

MONOCHROME | HOMES

Offers over £350,000

Whyteleafe Hill, Whyteleafe, CR3 0FJ

# Property Summary

## OVERVIEW

Penthouse Living & Exclusive To Monochrome Homes. Presented to the market chain free comes this three bedroom turnkey apartment located in the sought after location of Whyteleafe Surrey.

### Accommodation

Situated in a desirable location, this exceptional three-bedroom penthouse offers stylish, contemporary living with impressive indoor and outdoor space.

The property features a spacious open-plan kitchen, dining, and living area designed for modern living and entertaining. The well-appointed kitchen flows seamlessly into the bright living space, creating a sociable environment with plenty of natural light.

There are three generously sized bedrooms, including a principal bedroom complete with a private en-suite shower room. A separate family bathroom serves the second bedroom and guests.

One of the standout features of this penthouse is the private terrace, offering an excellent outdoor space ideal for relaxing or entertaining. With ample seating and dining space, the terrace also features a hot tub, creating the perfect setting to unwind while enjoying the outdoor surroundings.

This superb penthouse combines comfortable living with a touch of luxury, making it an ideal home for those seeking modern style, space, and a fantastic private outdoor area.

### Location

Whyteleafe offers an escape from the hustle and bustle of city life, yet being under half an hour to London Victoria or London Bridge and less than an hour to the famous coastal town of Brighton, as well as a short distance to Gatwick Airport, Whyteleafe Hill is really in an ideal location. Set within a short walk to main line train stations, you are spoiled with the choice of Whyteleafe and Upper Warlingham. Situated on the bus route of the 407, which allows commuters direct access to Croydon. The property is located with great access to shops, pubs and restaurants.

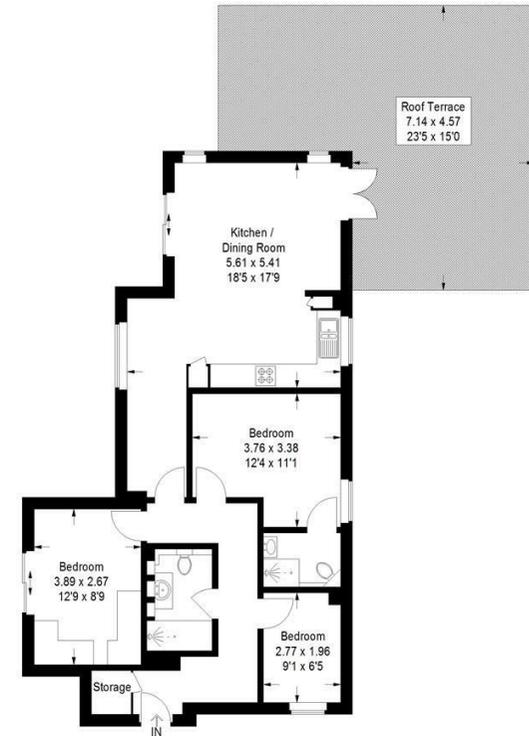
### Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

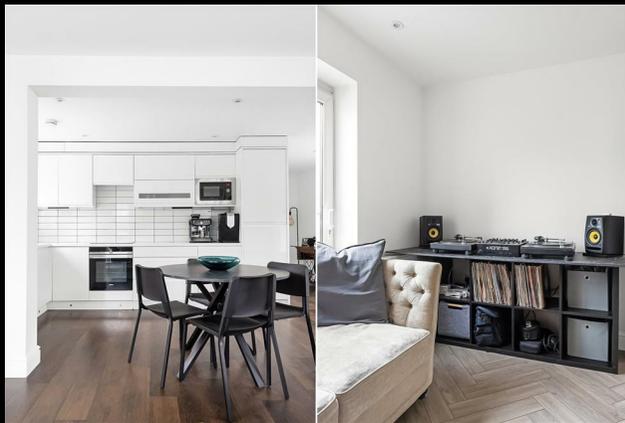
## St.Lukes Court, CR3

Approximate Gross Internal Area  
80.9 sq m / 871 sq ft



### 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. (ID1282479)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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