



1 Bedrooms | 1 Bathrooms | 2 Reception Rooms  
1 Russell Hill Place | Purley | CR8 2LT

**Guide price £315,000**

**LOFT**

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- A unique one bedroom split level apartment
  - Loft style with a separate mezzanine to be used as a second bedroom or unique office space
  - Permit parking options available nearby
  - Large vaulted ceilings
  - An abundance of natural light
  - Private entrance via communal courtyard
  - Just a stones throw away from Purley train station, local shops and amenities
- External**

**Reception**

**Room/Kitchen**  
19'7" x 15'1" (5.99 x 4.60)

**Mezzanine**  
14'11" x 7'4" (4.57 x 2.24)

**Bedroom**  
18'0" x 10'0" (5.49 x 3.07)

**Bathroom**

**Communal Area**

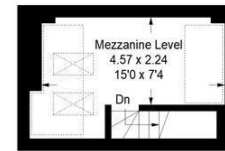


**Russell Hill Place, CR8**

Approximate Gross Internal Area  
79.2 sq m / 853 sq ft



■ Reduced headroom below 1.5 m / 5'0"



Third 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. (ID1305258)

EPC Rating: D



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