



2 Bedrooms | 2 Bathrooms | 1 Reception Rooms
Athena House | Edgehill Road | Purley | CR8 2NB

£400,000

LOFT

Athena House | Edgehill Road |
Purley | CR8 2NB
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- Beautifully unique split level apartment with private patio space
- Allocated parking space to the rear
- Envidable open-plan kitchen/reception room with fitted appliances
- Two bathrooms, including a bonus shower room on the ground floor
- Large and welcoming entrance hall and hard flooring throughout the ground floor
- Two double bedrooms and slick, modern bathroom
- Just minutes walk from the town centre and Purley train station
- Modern block, built in 2021 with 4/5 years left on New Build warranty

Ground Floor

Entrance Hall

Shower Room

Reception

Room/Kitchen

25'4 x 10'1 (7.72m x 3.07m)

First Floor

Landing

Bathroom

Bedroom

10'7 x 10'2 (3.23m x 3.10m)

Bedroom

14'3 x 10'1 (4.34m x 3.07m)

Outside

Private Patio

23'2 x 10'7 (7.06m x 3.23m)

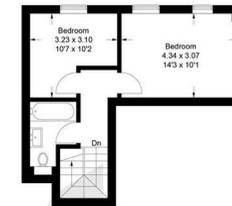
Allocated Parking

Space



Athena House, Edgehill Road, CR8

Approximate Gross Internal Area = 68.3 sq m / 735 sq ft



First Floor

* Reduced headroom below 1.5m / 5'0"



Ground 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. (ID1264353)



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EPC Rating: B