



3 Bedrooms | 1 Bathroom | 1 Reception Room

Russell Hill | Purley | CR8 2JA

Guide price £399,500

LOFT

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- Split level period converted apartment
- Impressive high ceilings and boasting 1169 sq. ft. of accommodation
- Private roof terrace directly accessed through the kitchen
- Eave storage space and potential to create a further terrace off the bedroom
- Full of original character and charming features throughout
- Three great-size bedrooms and larger than average family bathroom
- Close to local amenities, schools and minutes walk to Purley train station
- Stunning south facing views
- Chain Free

First Floor

Entrance Hall

Reception Room
16'6 x 14'1 (5.03m x 4.29m)

Kitchen
11'9 x 9'9 (3.58m x 2.97m)

Bedroom
13'3 x 6'9 (4.04m x 2.06m)

Bathroom

Second Floor

Landing

Bedroom
18'6 x 16'2 (5.64m x 4.93m)

Bedroom
17'3 x 15'11 (5.26m x 4.85m)

Outside

Terrace
8'8 x 6'5 (2.64m x 1.96m)

Communal Gardens



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. (D1310753)



EPC Rating: C

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