

# property details **approval form**

Flat 4 Highgate House 35a, Smitham Bottom Lane, PURLEY, Surrey, CR8 3DE

**Date:** 17 February 2026

**Property Ref and Version:** SAN107987 - 0002

## selling your home with us!

Not for marketing purposes | INTERNAL USE ONLY

### >> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price	5. Room Description
2. Key Features	6. Directions
3. Short Description	7. Property Images
4. Long Description	8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your Barnard Marcus office:** Station Approach, Sanderstead, South Croydon, Surrey, CR2 0PL

**T** 020 8651 6363 **E** [Sanderstead@barnardmarcus.co.uk](mailto:Sanderstead@barnardmarcus.co.uk)

# property details approval form

Flat 4 Highgate House 35a, Smitham Bottom Lane, PURLEY, Surrey, CR8 3DE

**Date:** 17 February 2026

**Property Ref and Version:** SAN107987 - 0002

## >> price

£450,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Oct 2021.

## >> key features

- > First Floor Apartment
- > Two Double Bedrooms
- > Two Bathrooms (One En-suite)
- > Open Plan Kitchen/Living
- > Private Balcony
- > Communal Garden
- > Allocated Parking
- > Built in 2021
- > EPC Rating: B

## >> short description

Bright and modern apartment with private balcony and allocated parking space.

## >> long description

This beautifully presented first floor apartment, built in 2021, offers contemporary living in a highly desirable and well-connected location. Finished to a high spec modern standard throughout, the property provides a bright and spacious layout ideal for professionals, first-time buyers, or downsizers seeking comfort and convenience.

The apartment features two generous double bedrooms, including a principal bedroom with a stylish en-suite shower room, alongside a separate contemporary family bathroom. The heart of the home is the impressive open plan kitchen and living space, thoughtfully designed for both relaxing and entertaining. Large bi-folding doors flood the room with natural light and open directly onto a private balcony, creating a seamless indoor-outdoor feel and the perfect spot for morning coffee or evening unwinding. Residents also benefit from a beautifully landscaped communal garden, offering additional outdoor space to enjoy, as well as an allocated parking space and bike storage for added convenience. The property is offered chain free.

# property details approval form

Flat 4 Highgate House 35a, Smitham Bottom Lane, PURLEY, Surrey, CR8 3DE

**Date:** 17 February 2026

**Property Ref and Version:** SAN107987 - 0002

## >> room description

---

### **Location**

Purley Station is within easy reach, providing regular and direct services into Central London, including London Bridge and Victoria, making it an excellent choice for those travelling into the city. The property also benefits from close proximity to local shops, cafés, and supermarkets, as well as reputable schools and green open spaces. Excellent road links via the A23 and M25 further enhance connectivity to surrounding areas and beyond.

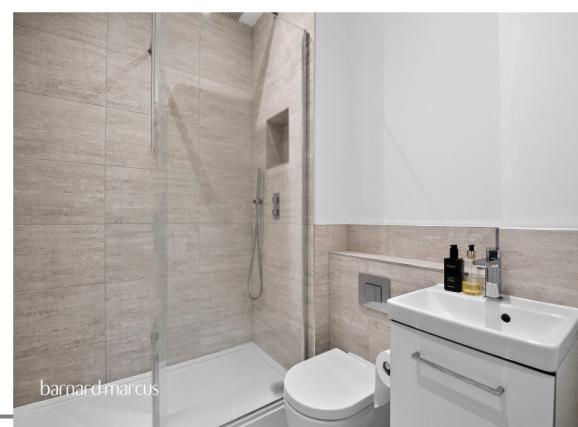
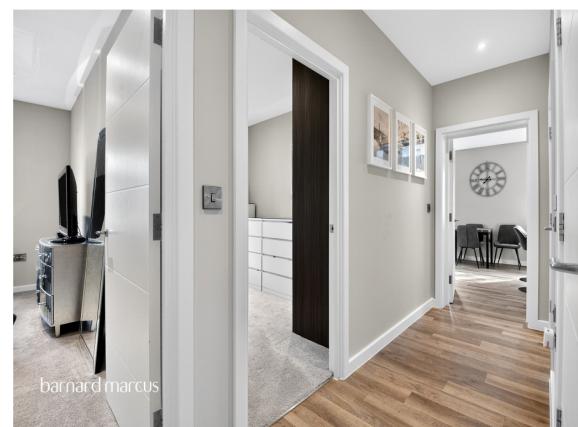
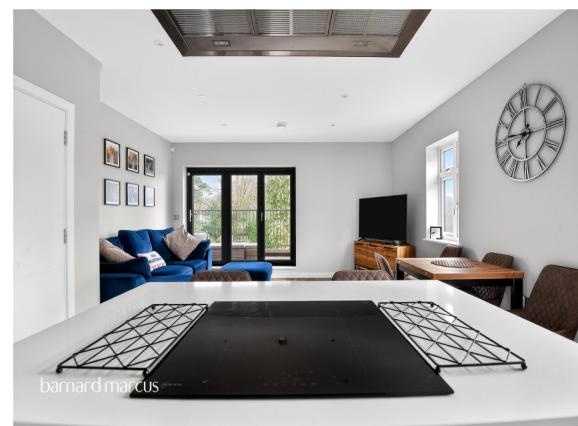
# property details approval form

Flat 4 Highgate House 35a, Smitham Bottom Lane, PURLEY, Surrey, CR8 3DE

**Date:** 17 February 2026

**Property Ref and Version:** SAN107987 - 0002

## > > property images



**Your Barnard Marcus office:** Station Approach, Sanderstead, South Croydon, Surrey, CR2 0PL

**T** 020 8651 6363 **E** [Sanderstead@barnardmarcus.co.uk](mailto:Sanderstead@barnardmarcus.co.uk)

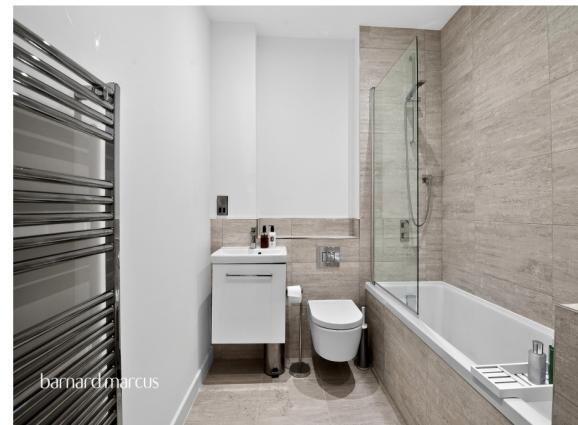
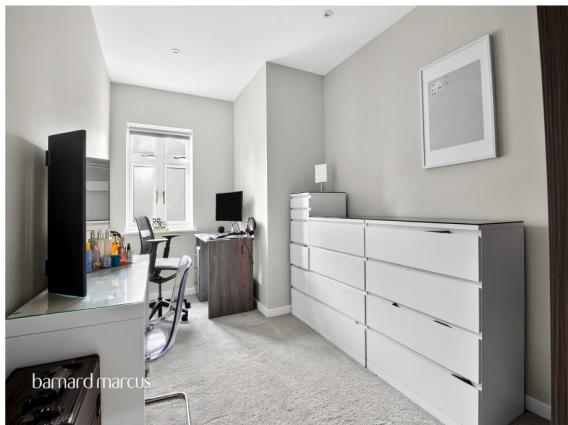
# property details approval form

Flat 4 Highgate House 35a, Smitham Bottom Lane, PURLEY, Surrey, CR8 3DE

**Date:** 17 February 2026

**Property Ref and Version:** SAN107987 - 0002

## > > property images



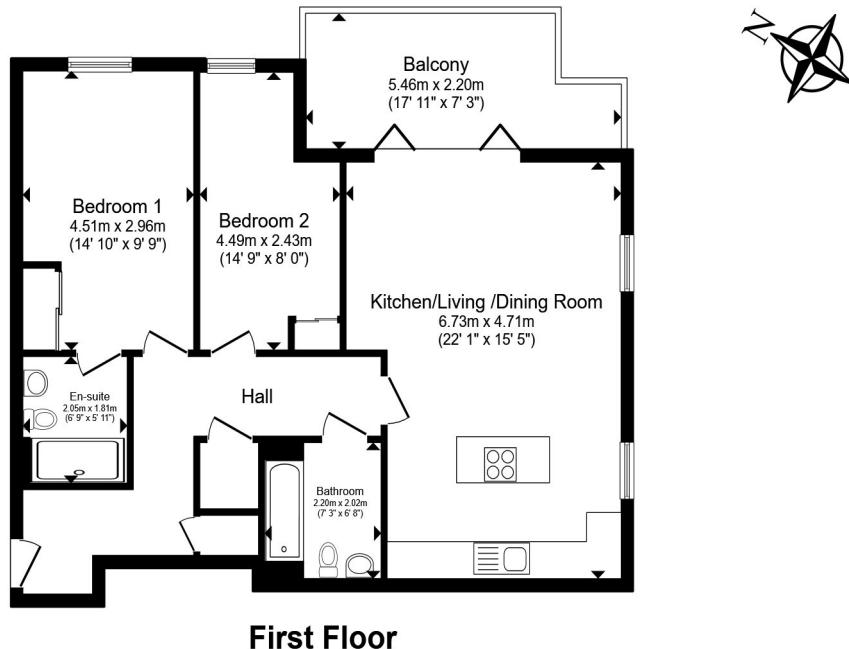
# property details approval form

Flat 4 Highgate House 35a, Smitham Bottom Lane, PURLEY, Surrey, CR8 3DE

**Date:** 17 February 2026

**Property Ref and Version:** SAN107987 - 0002

## >> floor plan



Total floor area 75.7 m<sup>2</sup> (815 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## >> approval

### Signature

### Date

Harry Edmonds		
Mr R. Livingstone		

**Your Barnard Marcus office:** Station Approach, Sanderstead, South Croydon, Surrey, CR2 0PL

**T** 020 8651 6363 **E** [Sanderstead@barnardmarcus.co.uk](mailto:Sanderstead@barnardmarcus.co.uk)

0

RESI/CON016/18