



**Guide Price**  
**£400,000**

**Leasehold**

2x  2x  1x 

**Russell Hill, West Purley,  
Surrey, CR8**

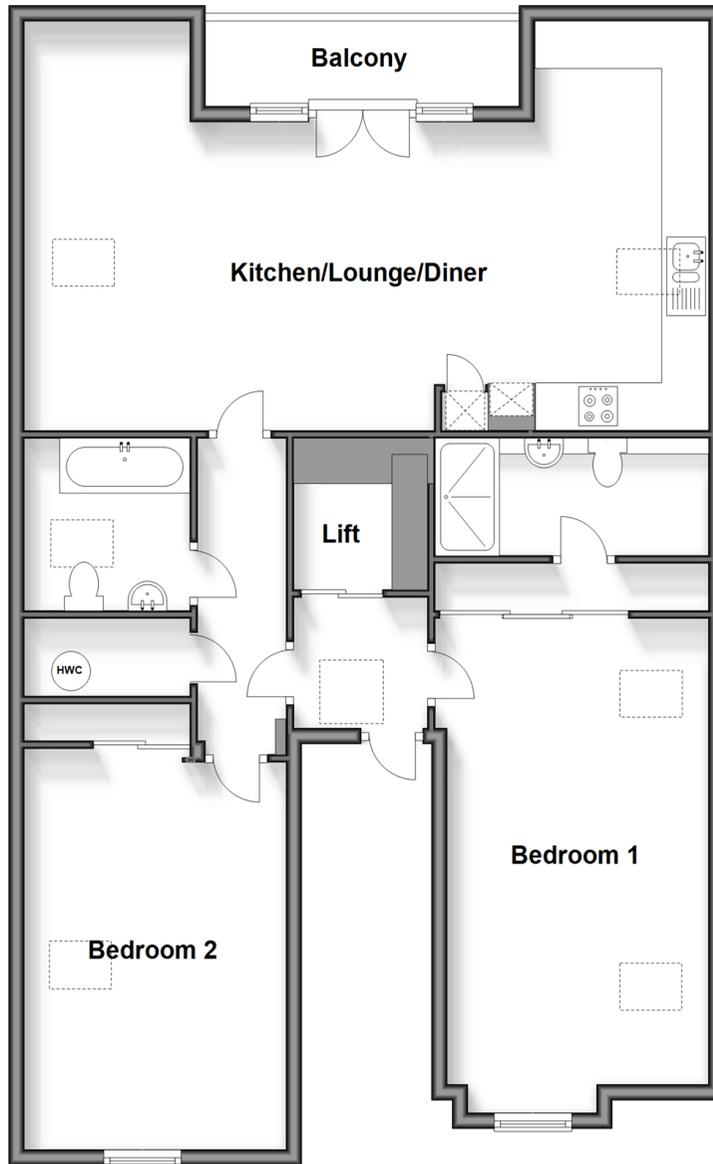
**OVER 60?**

Secure this property  
for up to **59% less!**

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## Top Floor

Approx. 108.6 sq. metres (1168.5 sq. feet)



## Accommodation

### TOP FLOOR

Entrance Hall

Kitchen/Lounge/Diner: 30'6 x 16'7 (9.30m x 5.06m)

Balcony

Bedroom 1: 19'4 x 11'1 (5.90m x 3.38m)

Walk-in Wardrobe

En-Suite Shower Room

Bedroom 2: 16'6 x 11'8 (5.03m x 3.56m)

Bathroom: 7'3 x 7'2 (2.21m x 2.19m)

### OUTSIDE

Allocated Parking Space

Store Room

Communal Gardens



## Main features

- **Luxury penthouse apartment with private lift service**
- **Allocated parking space and store room**
- **Large open plan accommodation with balcony**
- **En-suite shower room to bedroom 1**
- **Walking distance to Purley town centre and station**
- **Stunning communal grounds**

## Nearest Schools

Primary Schools: Margaret Roper Catholic Primary 0.2 miles, Christ Church CoFE Primary (Purley) 0.5 miles, Amy Johnson Primary 0.8 miles  
Secondary Schools: Thomas More Catholic School 0.2 miles, Tudor Lodge School 0.4 miles, The John Fisher

## Transport Information

Train Stations: Purley 1.5 miles, Smitham 1.5 miles, Purley Oaks 1.7 miles, Reedham 1.7 miles

## Address

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## Directions

For directions to this property please contact us.



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Call Purley Branch 020 8660 8882 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: C(30) POTENTIAL: C(30)

21511224/20240419/D1/MS