



**Price**  
**£340,000**

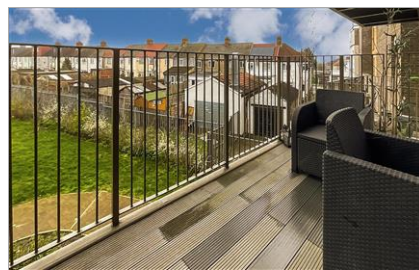
**Leasehold**

2x  2x  1x 

**Ikon House, Purley Way,  
Croydon, Surrey, CR0**

**cubitt&west**  
Helping you move forwards





## Main features

- **Stunning 2 double bedroom flat**
- **Open plan living with a lounge/kitchen**
- **Balcony overlooking the communal gardens**
- **Bathroom and en-suite shower room to bedroom 1**
- **Allocated parking space**



### Nearest Schools

Primary Schools: West Thornton Primary 0.1 miles Kingsley Primary 0.4 miles, Gonville Primary 0.6 miles



### Transport Information

Train Stations: West Croydon 0.9 miles, Waddon 1.0 miles

## Accommodation

### FIRST FLOOR

#### Entrance Hall

Lounge/Kitchen: 18'1 (5.52m) x 17'0 maximum (5.19m) narrowing to 15'7 minimum (4.75m)

#### Balcony

Bedroom 1: 13'6 x 11'1 (4.12m x 3.38m)

#### En-suite Shower Room

Bedroom 2: 16'11 x 8'7 (5.16m x 2.62m)

#### Family Bathroom

### OUTSIDE

#### Communal Gardens

#### Allocated Parking Space

**Call Shirley - 020 8654 3037 ■ [cubittandwest.co.uk](http://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



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