



www.centro.plc.uk | Telephone 020 8401 5000
www.christiesworld.com | Telephone 020 8643 7777

MAYFAIR
OFFICE.CO.UK

onTheMarket.com

zoopla.co.uk

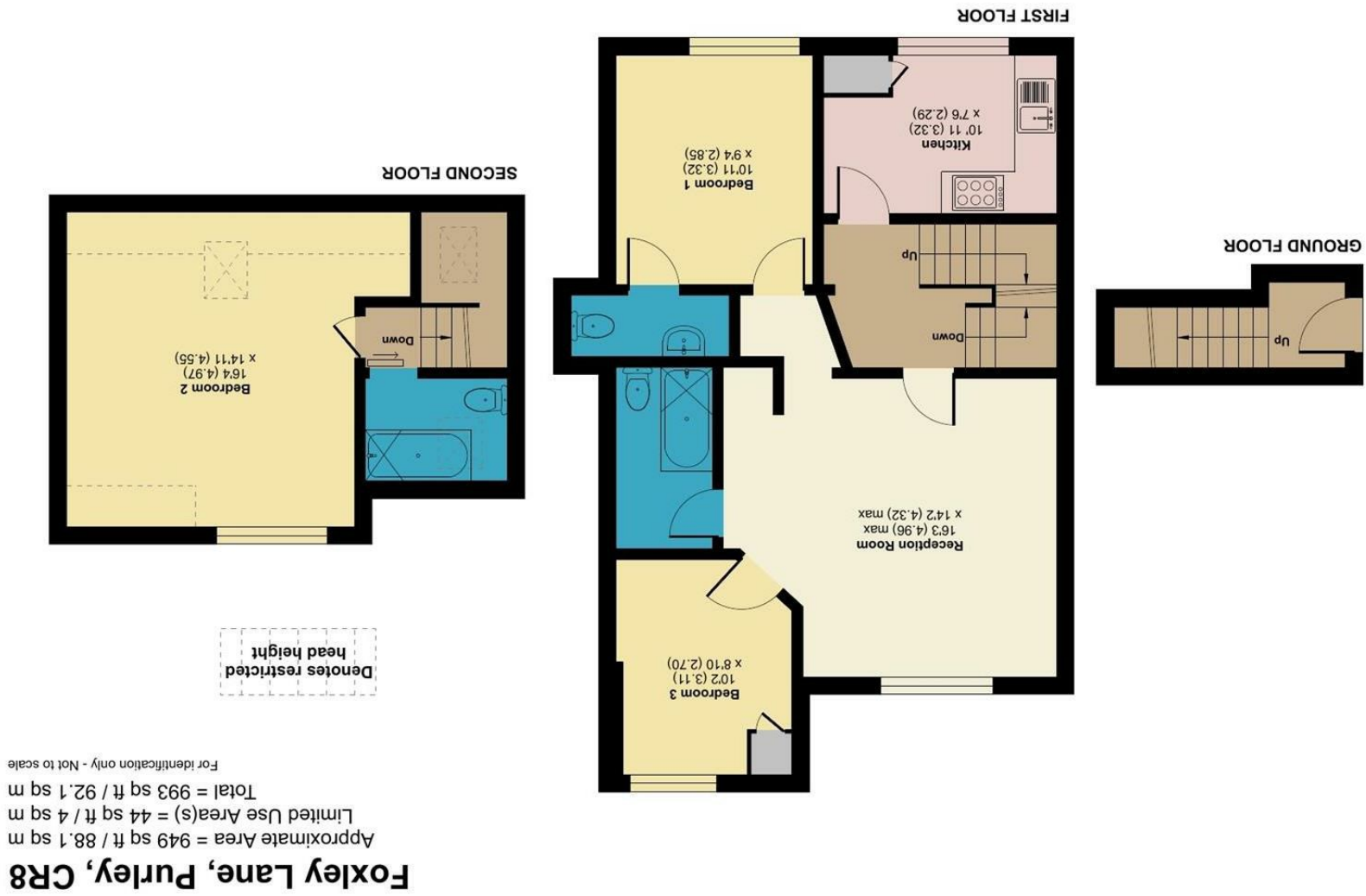
rightmove

RICS

The Property
Ombudsman

CHRISTIES

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.
Produced for Centro Residential Sales and Lettings Limited. REF: 1333117



CHRISTIES



****GUIDE PRICE £300,000 - £325,000****

A SPACIOUS SPLIT-LEVEL MAISONETTE PRESENTS AN EXCEPTIONAL OPPORTUNITY FOR THOSE SEEKING A BLEND OF COMFORT AND CONVENIENCE. SPANNING TWO UPPER FLOORS, THIS SPACIOUS THREE-BEDROOM, THREE-BATHROOM PROPERTY BOASTS ITS OWN PRIVATE ENTRANCE AND TWO ALLOCATED PARKING SPACES, MAKING IT AN IDEAL CHOICE FOR FAMILIES, COMMUTERS, OR INVESTORS ALIKE.

UPON ENTERING, YOU ARE GREETED BY A BRIGHT AND AIRY LOUNGE THAT OFFERS AMPLE SPACE FOR BOTH RELAXATION AND DINING. THERE IS MODERN FITTED KITCHEN, THE FIRST FLOOR ALSO FEATURES A FAMILY BATHROOM, A SMALL DOUBLE BEDROOM, AND A LARGER DOUBLE BEDROOM COMPLETE WITH AN EN-SUITE SHOWER ROOM. TO THE TOP FLOOR, YOU WILL FIND A GENEROUSLY SIZED DOUBLE BEDROOM ACCOMPANIED BY A SECOND BATHROOM, PROVIDING FLEXIBILITY FOR GUESTS OR ADDITIONAL FAMILY MEMBERS.

THE MAISONETTE HAS DOUBLE GLAZING AND GAS CENTRAL HEATING, ENSURING A WARM AND INVITING ATMOSPHERE THROUGHOUT.

CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF PURLEY HIGH STREET AND PURLEY STATION, THIS PROPERTY OFFERS EXCELLENT TRANSPORT LINKS FOR THOSE COMMUTING TO LONDON AND BEYOND. WITH APPROXIMATELY 105 YEARS REMAINING ON THE LEASE AND LOW ANNUAL CHARGES OF £1,000, AS ADVISED BY THE VENDOR.

- CHAIN FREE
- SPLIT LEVEL
- THREE BEDROOMS
- THREE BATHROOMS
- TWO ALLOCATED PARKING SPACES
- WALKING TO HIGH STREET / SHOPS AND TRAIN STATION
- COUNCIL TAX BAND C
- EPC RATING C

