



2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Smitham Bottom Lane | Purley | CR8 3DA

**Guide price £375,000**

LOFT

Smitham Bottom Lane |  
Purley | CR8 3DA  
Guide price £375,000

- Beautifully presented first floor apartment with over 800+sqft of accommodation
- Large private balcony
- Allocated parking
- Modern, open-plan kitchen/reception room with bi-fold doors
- Two double bedrooms and luxurious bathroom
- Built just 4 years ago, benefitting from 6 years NHBC warranty
- Ideal location, with great bus links and a stroll to Purley and Coulsdon train stations

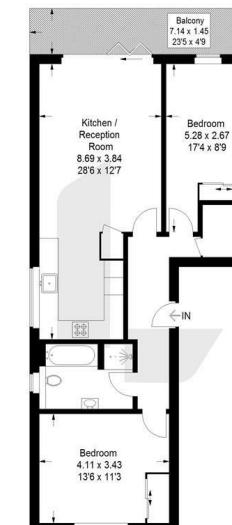
## First Floor

### Hallway



Harrylock Court, CR8

Approximate Gross Internal Area  
76.1 sq m / 819 sq ft



**First Floor**  
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. (D1235164)



### Kitchen/Reception Room

26'6 x 12'7 (8.08m x 3.84m)

### Bedroom 1

17'4 x 8'9 (5.28m x 2.67m)

### Bathroom

### Bedroom 2

13'6 x 11'3 (4.11m x 3.43m)

### Outside

### Balcony

23'5 x 4'9 (7.14m x 1.45m)

### Allocated Parking

### Communal Gardens

EPC Rating: B



23a High Street  
Purley  
Surrey  
CR8 2AF  
0208 660 8070  
hello@loft-estates.co.uk