



2 Bedrooms | 1 Bathrooms | 1 Reception Rooms
Lansdowne Road | Purley | CR8 2PJ

Guide price £275,000

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Discover a beautifully presented chain-free ground floor two-bedroom flat, perfectly set within the sought after French Apartments, a secure gated development complete with concierge service and immaculately maintained communal grounds. This inviting home offers two bedrooms, allocated parking and a Juliet balcony. The living room is enhanced by a charming Juliet balcony. Thoughtfully designed, it includes a separate guest toilet for added practicality. Ideally located, just minutes from public transport links and a variety of local shops, the property also benefits from a share of freehold and a long lease, making it an exceptional opportunity for comfortable and convenient living.

- Allocated parking space
- Juliet balcony to reception room
- Separate toilet for guests
- Excellent location with minutes walk to public transport and local shops
- Share of Freehold and long lease

Ground Floor

Entrance Hallway

Bedroom

10'2" x 9'9" (3.10m x 2.97m)

Bathroom

Separate W.C

Bedroom

8'6" x 8'5" (2.59m x 2.57m)

Kitchen

7'9" x 7'9" (2.36m x 2.36m)

Reception Room

20'0" x 10'7" (6.10 x 3.23)

Outside

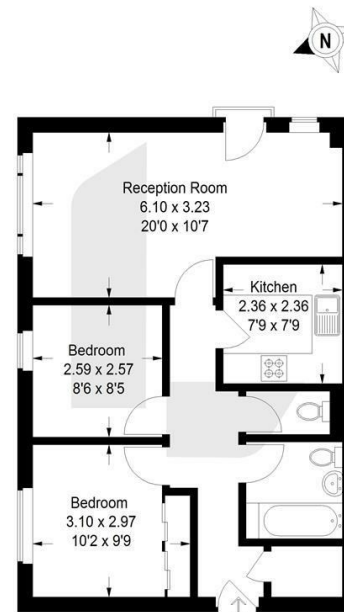
Allocated Parking Space

Communal gym and roof terrace



French Apartments, CR8

Approximate Gross Internal Area
56.2 sq m / 605 sq ft



Ground 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. (ID1291161)



EPC Rating: C

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