



2 Bedrooms | 2 Bathrooms | 1 Reception Room

25 Monahan Avenue | Purley | CR8 3BB

**Guide price £400,000**

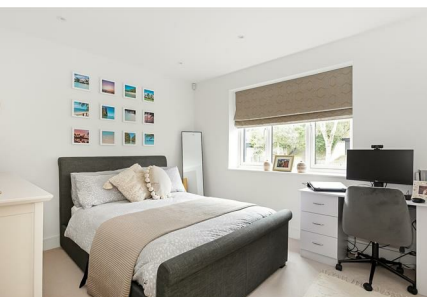
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25 Monahan Avenue | Purley | CR8  
3BB  
Guide price £400,000

- CHAIN FREE stunning first floor apartment
- Two bathrooms including en-suite to primary bedroom
- Private balcony with space for seating or BBQ
- Integrated high-end appliances throughout
- Allocated parking space
- Well located for transport links
- Fantastic West Purley location with stunning views
- Newly built in 2020 with 5 years NHBC warranty remaining



Beautiful first  
floor apartment  
based in a  
quiet, West  
Purley  
residential road  
with stunning  
views!



## First Floor

### Hallway

### Kitchen / Living / Dining

17'4" x 15'4" (5.30 x 4.68)

### Bedroom

12'0" x 9'11" (3.66 x 3.04)

### Bedroom

12'9" x 12'4" (3.91 x 3.77)

### En-suite

### Bathroom

### Outside

### Balcony

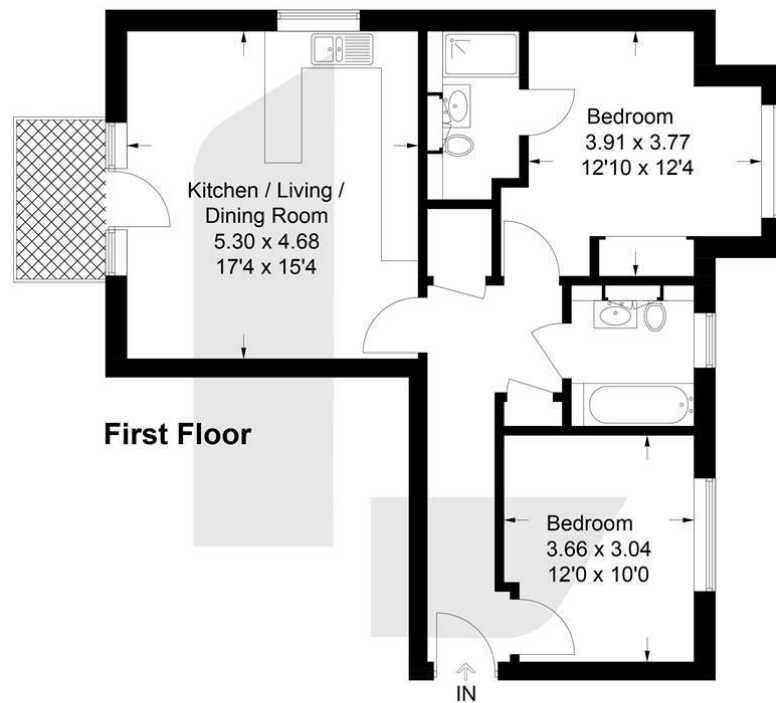
### Allocated Parking Space

### Communal Gardens



## Monahan Avenue, CR8

Approximate Gross Internal Area = 74.1 sq m / 798 sq ft



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.

EPC Rating: B

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