



**Lansdowne Road, Purley,**  
Price Reduced to: £250,000

**Bairstow**eves





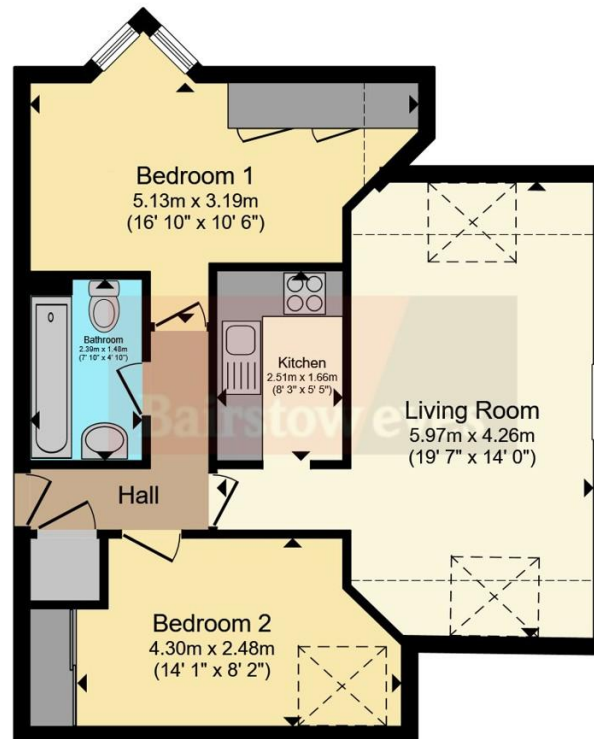


\*\*\*CHAIN FREE\*\*\* SHARE OF FREEHOLD\*\*\*PRIVATE GATED PARKING\*\*\*CONCIERGE\*\*\*RESIDENTS GYM\*\*\*LANDSCAPED GARDEN\*\*\*SERVICE CHARGE INCLUDES A RESERVE FUND\*\*\*

This apartment is located within the popular French Apartments and is offered to the market with no onward chain. The property is conveniently located for local shops and transport. Comprises two double bedrooms both with fitted wardrobes and a family bathroom, plus a triple aspect lounge/dining room and fitted kitchen. Features include a well maintained and landscaped garden, private gated parking which provides one allocated parking space, plus a concierge and residents' gym. Exclusive large loft storage space. Share of freehold with a 118-year lease term.

Situated conveniently for local shops, Tesco supermarket, restaurants, and cafés. Purley train station is within 0.4 miles, offering direct routes to London Bridge and Victoria, making it ideal for commuters seeking easy access to central London.





Total floor area 57.0 m<sup>2</sup> (614 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Council Tax Band: **D**

Tenure: **Leasehold**

Service Charge: **£2,946**

Years Left on Lease: **117**

Ground Rent: **£0**

Viewing by appointment

T: 020 8668 1444

E: [purley@bairstowevescountrywide.co.uk](mailto:purley@bairstowevescountrywide.co.uk)

2/3 The Exchange, Purley Road, Purley, Surrey, CR8 2HA

**rightmove**

**ZOOPLA**

**PrimeLocation.com**



Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Bairstow Eves is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: PUL\_PUL240205\_R6PL\_8

**Bairstow eves**