

FOLKLANDS



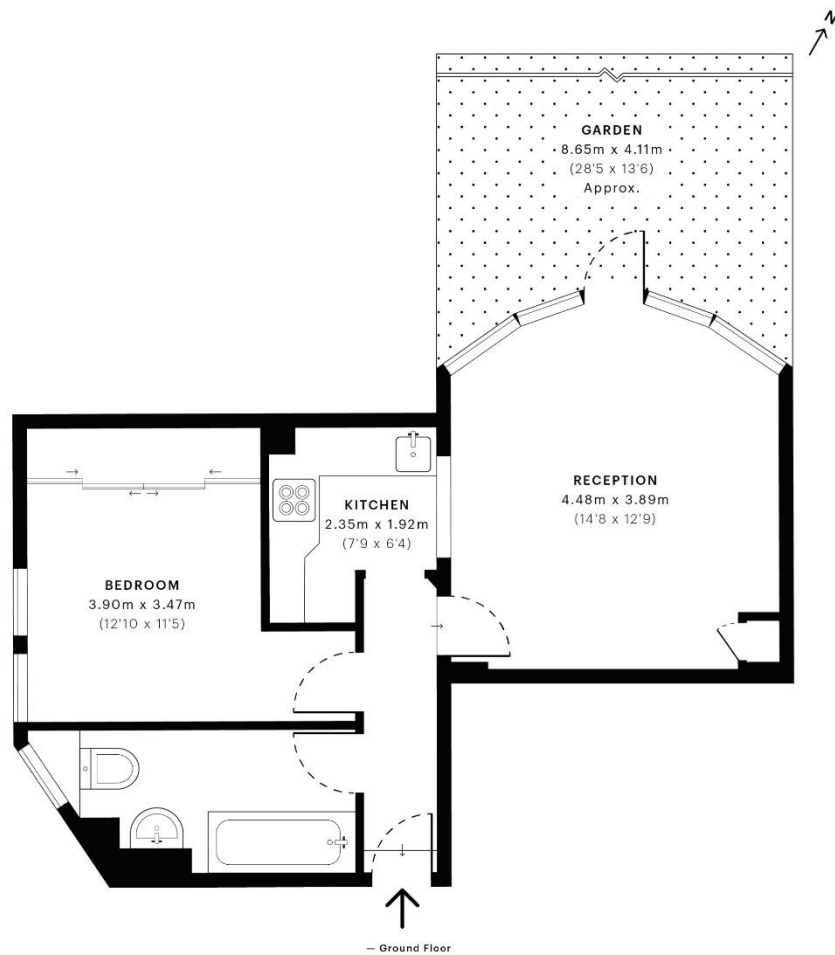
DALE ROAD, PURLEY  
GUIDE PRICE £250,000











 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
41.43 sqm / 445.95 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
38.89 sqm / 418.61 sqft

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 41.75 sqm / 446.39 sqft  
IPMS 3C RESIDENTIAL 39.73 sqm / 427.05 sqft

SPEC ID 5fac11b9fee4e0dc3f034ff

- ❖ ONE DOUBLE BEDROOM
- ❖ GROUND FLOOR GARDEN FLAT
- ❖ ALLOCATED PARKING BAY
- ❖ PRIVATE REAR GARDEN
- ❖ 0.2 MILES FROM PURLEY TRAIN STATION
- ❖ WELL PRESENTED THROUGHOUT
- ❖ LONG LEASE WITH CIRCA 113 YEARS REMAINING
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ WELL MAINTAINED BUILDING
- ❖ EPC EER TO D

A well presented one double bedroom ground floor garden flat, forming part of this period detached building, conveniently located only 0.2 miles from Purley mainline station, which offers direct services to London Bridge (26 mins), London Victoria (23 mins) and St. Pancras Int (36 mins).

This bright and airy property benefits from an allocated parking bay, has a long lease with circa 113 years remaining, and boasts a private 28' rear garden. Additionally, the building has just been renovated externally and presents in excellent condition.

The accommodation comprises one double bedroom with a large range of fitted cupboards, a modern three piece bathroom suite, a separate kitchen with a feature porthole window, and a spacious reception room with a beautiful bay window and direct access to the rear garden.

Furthermore, this property sits moments away from the wide range of shops, cafes & restaurants in Purley town centre, and a short walk away from the wonderful open green space of Riddlesdown common. In our opinion this property would make an excellent first time buy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		