

FOLKLANDS



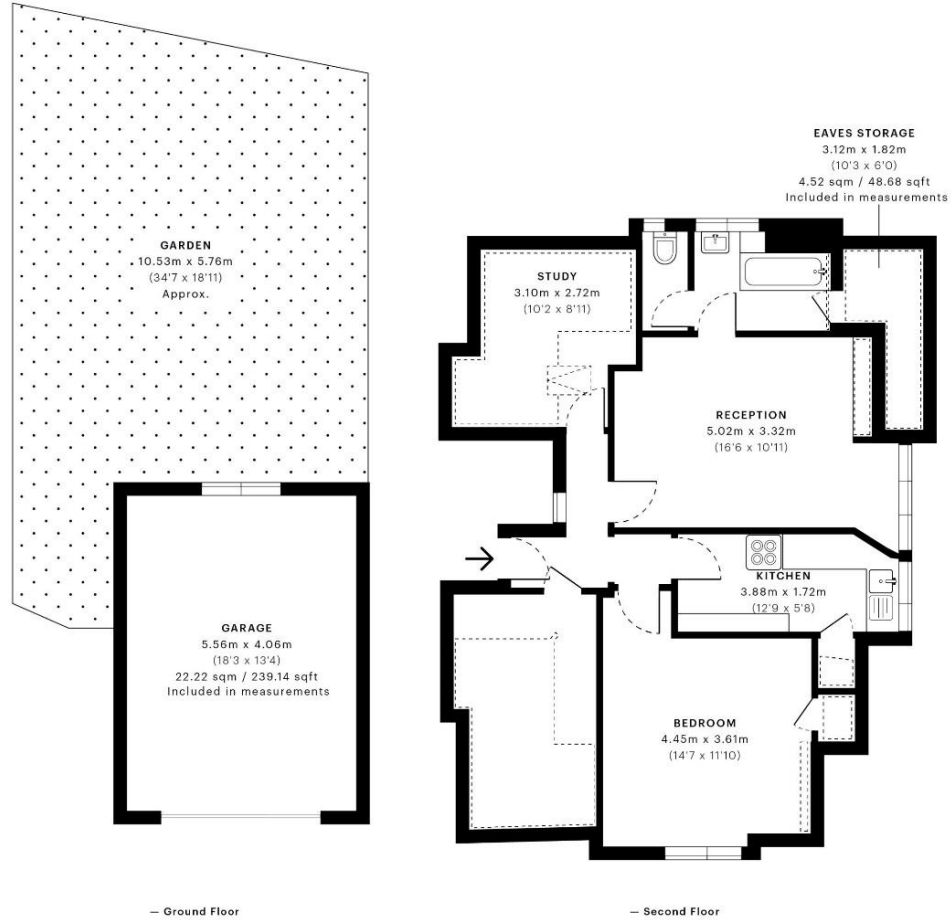
PLOUGH LANE, PURLEY
GUIDE PRICE £275,000

37









GROSS INTERNAL AREA (GIA)
The footprint of the property
94.80 sqm / 1020.42 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
64.07 sqm / 689.64 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
19.28 sqm / 207.53 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 94.63 sqm / 1018.59 sqft
IPMS 3C RESIDENTIAL 91.03 sqm / 979.84 sqft
SPEC ID 62b0859b737fdb0e51e52b8d

- ❖ ONE DOUBLE BEDROOM FLAT
- ❖ TOP FLOOR OF LARGE DETACHED BUILDING
- ❖ LARGE PRIVATE GARAGE WITH INSPECTION PIT
- ❖ PRIVATE REAR GARDEN
- ❖ OFF ROAD PARKING
- ❖ LOUNGE/DINING ROOM
- ❖ SUBSTANTIAL STORAGE SPACE
- ❖ 0.8 MILES FROM PURLEY TRAIN STATION
- ❖ SHARE OF FREEHOLD WITH ULTRA LONG LEASE
- ❖ EPC EER D

A spacious one double bedroom top floor conversion flat forming part of this large detached building, located in one of Purley's most desirable pockets, conveniently positioned only 0.8 miles from Purley mainline train station.

This bright & airy property is offered with a share of freehold, an ultra-long lease, it has a large private garage with an inspection pit, a private rear garden, and enjoys an abundance of storage space. Additionally, residents benefit from off-road parking.

The accommodation comprises one double bedroom, a separate snug/office, a spacious lounge/ dining room, an abundance of eaves storage, a stylish white bathroom suite and a separate WC.

Furthermore, this property sits within easy reach of Purley town centre and its array of shops, cafes & restaurants, and just over a mile from Wallington town centre. In our opinion this property would make an excellent first time buy or a long-term investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	75 C
39-54	E		
21-38	F		
1-20	G		