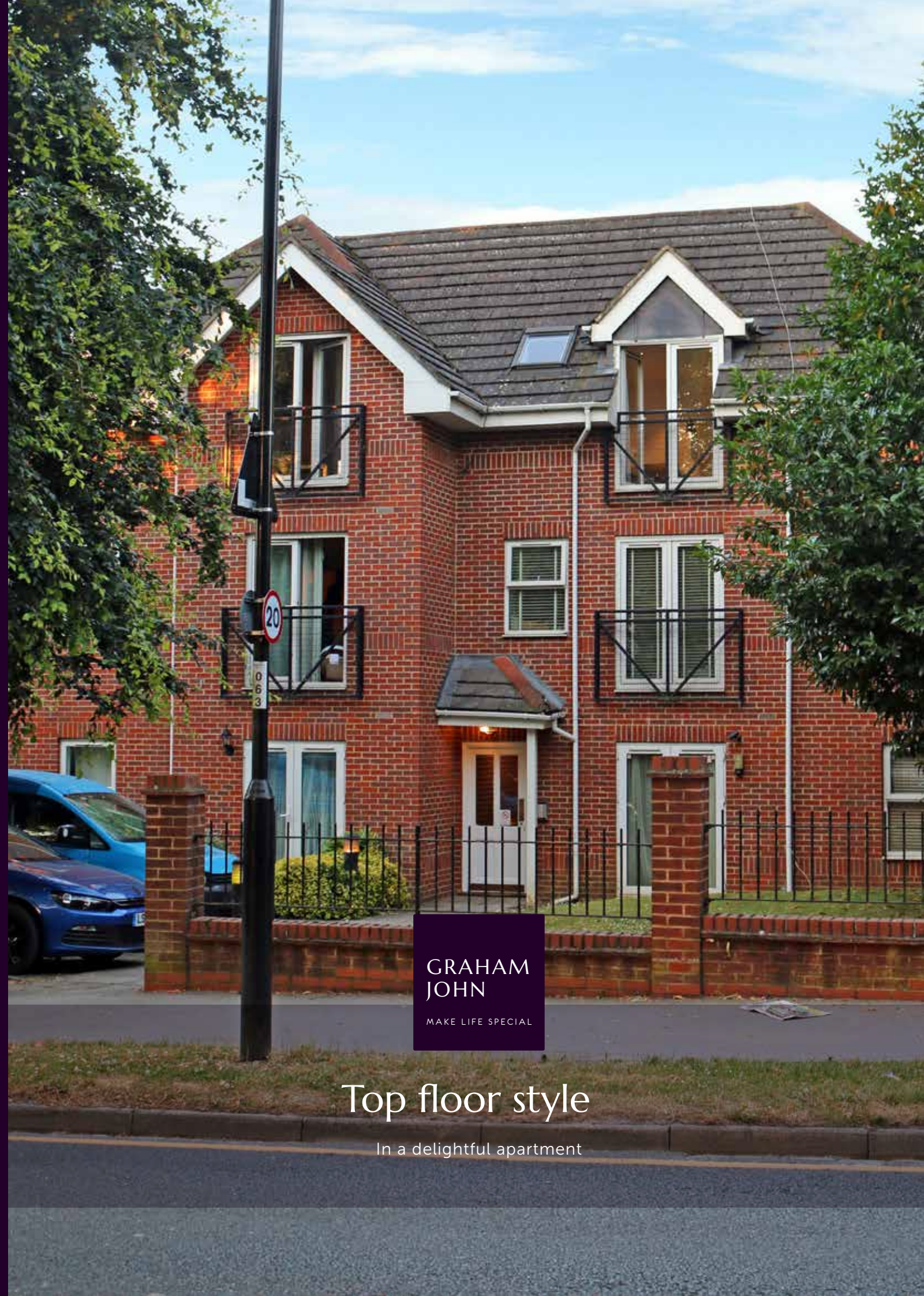




T: +44 (0)1303 474101
M: +44 (0)7875 001499
E: mattyde@grahamjohn.com



www.grahamjohn.com



GRAHAM
JOHN
MAKE LIFE SPECIAL

Top floor style

In a delightful apartment

A Juliet balcony

Adds a special feel
to the living room



The Details

Top Floor
2 bedrooms
Living room
Kitchen
En suite
Bathroom
Parking space

It's lovely to see the result of someone's vision and it is a pleasant surprise when looking at a modern home like this, to find that well thought improvements have been made.

This top floor apartment had all the things our clients were looking for on paper when they bought it, so may be something of a surprise to find that they have spent considerable time and money making improvements.

'We bought the flat because of where it was, not just the road but also the position in the building. We wanted to be on the top floor, so no one was above us, it just feels nicer that way doesn't it?'

They told us that there wasn't anything wrong with the flat when they chose it, 'it's just there were things we wanted, areas that we felt could and should be better.'

So how did they go about improving an already nice home?

'We changed both the bathroom and the en suite, they have underfloor heating now as well, which makes such a nice difference. The kitchen was fine but we had a different vision and changed it, plus we wanted different electrical sockets. There's a lot we did that you won't see as it's done behind the scenes.'

What you'll find today is an apartment that feels fresh, very modern and homely, the living room is wonderful, especially when the French doors to the 'Juliet balcony' are open and a gentle breeze ruffles the curtains on a sunny evening. The kitchen has a great look and feel to it.



*Games room, dining room or bedroom,
whichever suits your lifestyle*



*There is allocated parking to the rear of the
building for this apartment*

The bathroom and en suite are easy to admire and there is storage around the apartment that makes life practical. The second bedroom has become a games room, something of a 'man cave' and may be perfect as such for you, a redecoration and re-purposing will show that it is a superb bedroom or wonderful office if you need somewhere to work from home, you may love to continue the grand tradition the room has been purposed for.

For anyone commuting to work, there are a number of stations within easy reach including Purley Oaks and South Croydon which can put London Bridge as little as just a nineteen-minute train journey away, whilst London Victoria can be from a twenty-six-minute train ride, the stations are between one and one and a half miles away depending on which you choose and the route you take.

Life is about more than accommodation and travelling to work. Great things about living here are the proximity of schools, take a stroll, when you have some free time, or a jog and you will come to Purley Way Playing Fields, an open green expanse with football pitches, cricket, changing rooms and toilets. There's a children's playground too.

There's more to explore in the wider locale and you'll soon find how great an area this is to be in.

This home is available for viewing by appointment through Graham John Estate Agents.

+44 (0)1303 474101

Email: property@grahamjohn.com

www.grahamjohn.com



Light comes flooding in





A lovely kitchen



Stylishly redesigned

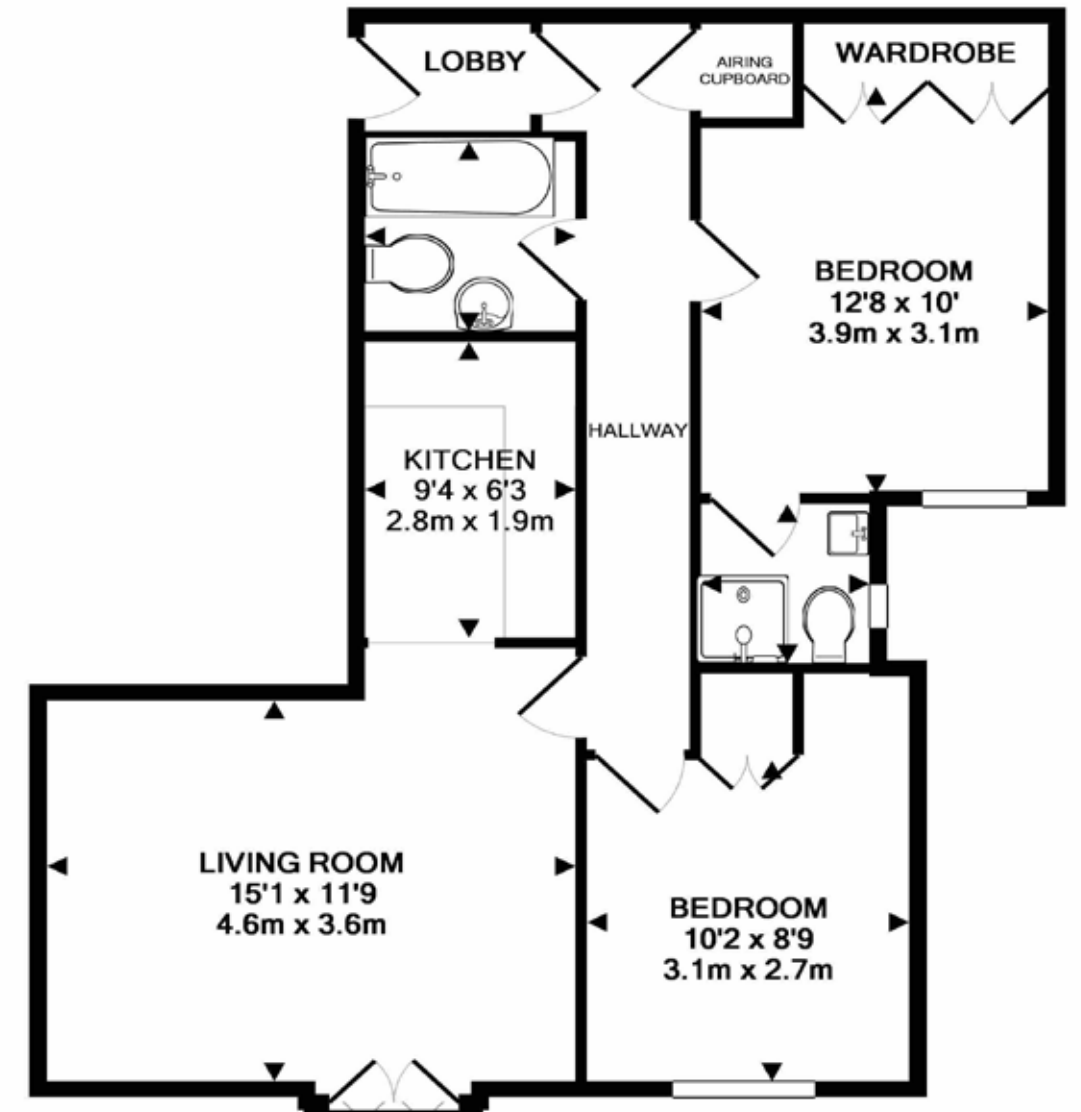


The second bedroom is very much a 'games room' at the moment and the opportunity to use space to suit your lifestyle makes this apartment somewhere to take note of.

This is a home where the kitchen has been renewed as have the bathroom and the ensuite. Both of those rooms now enjoy underfloor heating, something that adds another layer of enjoyment to life in this home.



The master bedroom



TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018



And through to the en suite



Important notice. Graham John and their clients give notice that 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Graham John have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



A striking building



Trees, shrubs, lawn, all elements that add to the enjoyment of life here.

As we've mentioned elsewhere, there is a delight to the leafy surroundings of this area, not far away is a

sports field and park, perfect for a run and lovely for a gentle stroll. ■

There's an extensive parking area to the rear of the building with allocated spaces for the apartments.