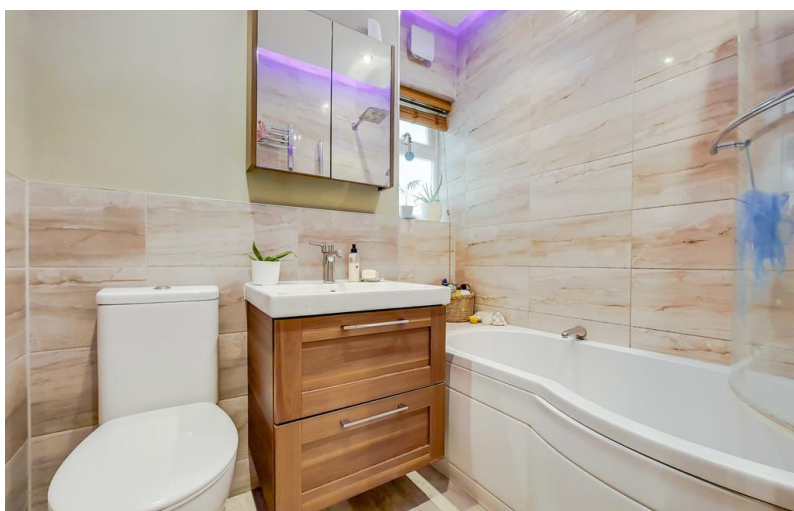


FOR SALE



Florence Road, Sanderstead

1 Bedroom, 1 Bathroom, Apartment

Offers In Excess Of £280,000

MARTIN&CO



Florence Road, Sanderstead

1 Bedroom, 1 Bathroom

Offers In Excess Of £280,000

- Stunning Flat with Private Garden
- Planning Permission granted 21/01329/FUL
- potential for 2ND bedroom or 2nd reception room
- Radiator & Luxury Underfloor

Don't miss this stunning ground floor conversion flat with its own rear garden located in a leafy residential area just seconds from Purley Oaks Station.

Accessed via a private entrance to the side, the property benefits from a hallway, a spacious reception room, a semi-open plan kitchen, a large bedroom, a smart boutique hotel style bathroom/wc plus a separate cloakroom/wc and benefits from underfloor heating. Externally the North-Westerly aspect rear garden extends to almost 50' and has a large patio area and lawn.

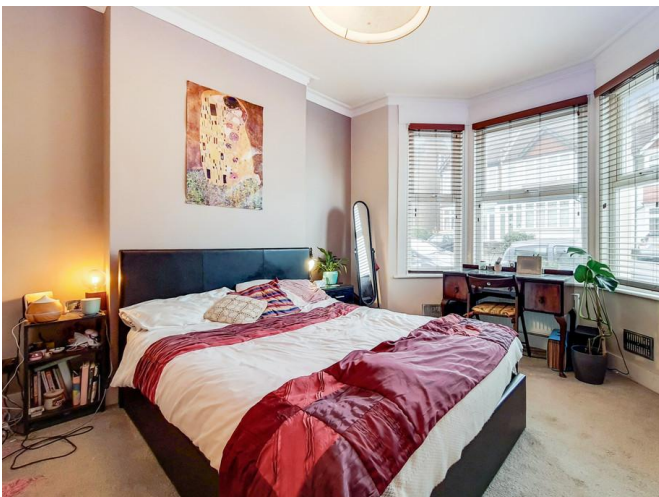
Purley Oaks Station is almost on the doorstep whilst Sanderstead Station on, a separate line, is less than five minutes away offering a choice for commuters into and out of London.

The flat is being sold with planning permission for an extension (21/01329/FUL) to create a good sized second bedroom or second reception room and potential to add a third wc and second shower room. The extension can also utilise part of the storage area under the house which comes with the flat and presently extends throughout the whole of the footprint of the property.

There is a long lease however the vendor also owns the freehold which may be available to purchase by separate negotiation in the future.

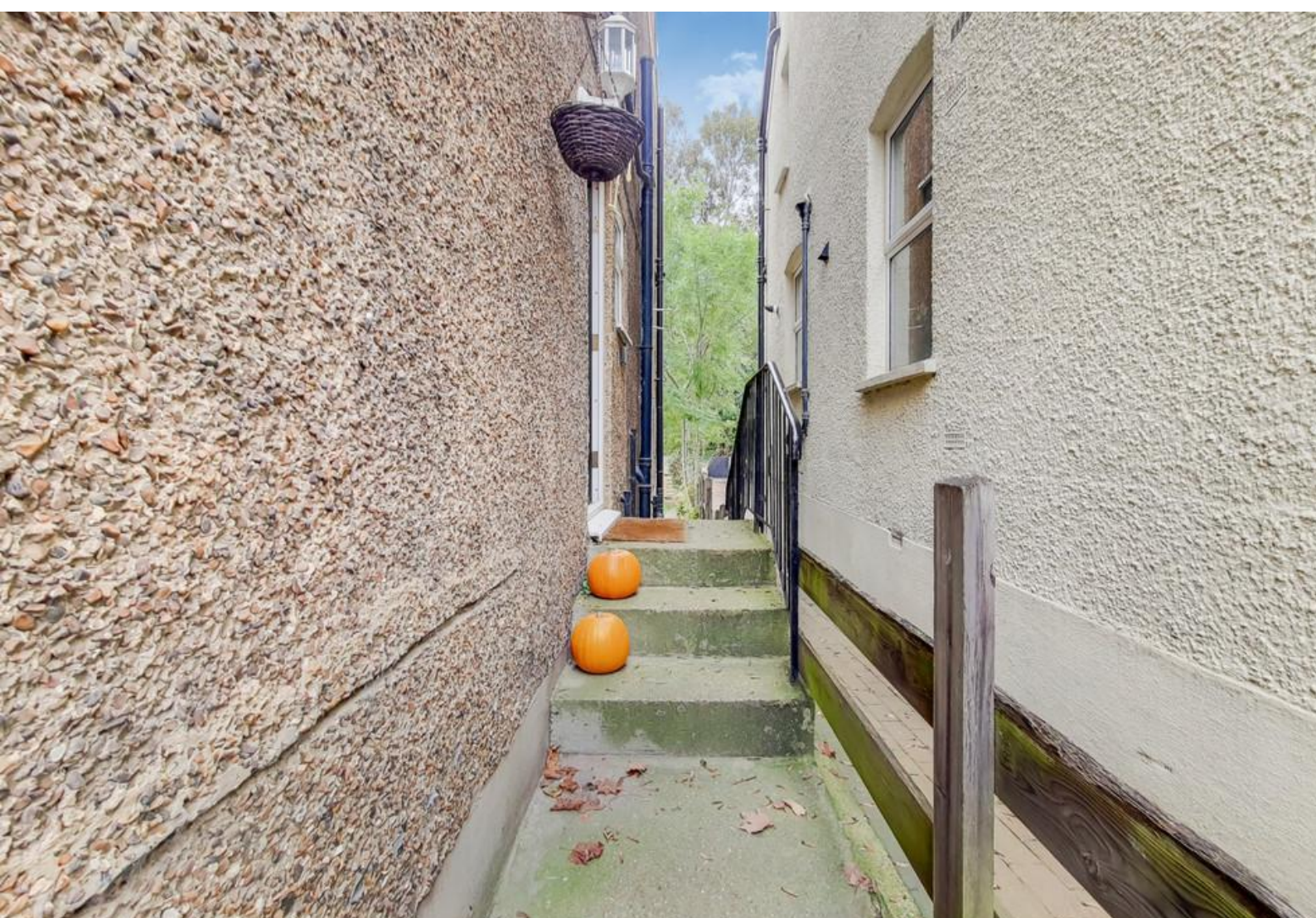
Call Martin & Co croydon now for an appointment to view!







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Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF
T: 0208 688 8565 • E: croydon@martinco.com

0208 688 8565

<http://www.martinco.com>

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision