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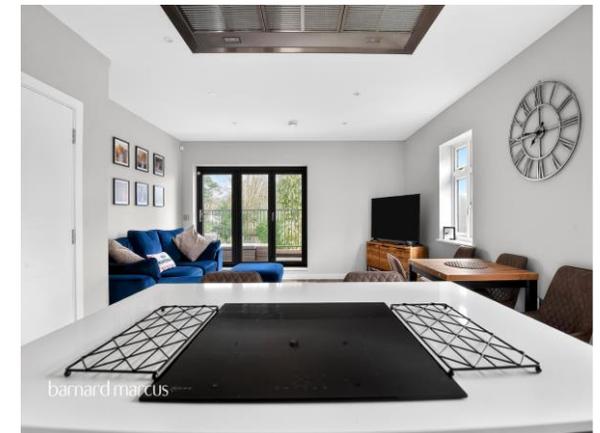
**Highgate House, 35a Smitham Bottom Lane, Purley, CR8 3DE**



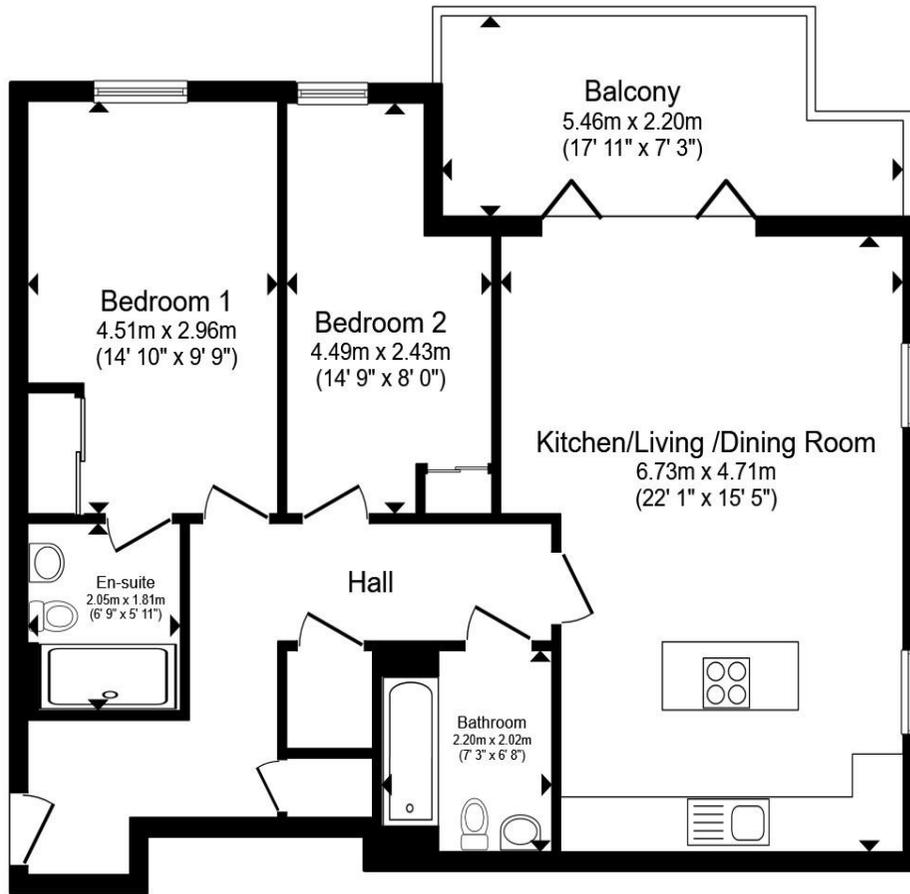
welcome to

## Highgate House 35a Smitham Bottom Lane, Purley

Bright and modern apartment with private balcony and allocated parking space. This beautifully presented first floor apartment, built in 2021, offers contemporary living in a highly desirable and well-connected location. Finished to a high spec modern standard throughout, the property provides a bright and spacious layout ideal for professionals, first-time buyers, or downsizers seeking comfort and convenience. The apartment features two generous double bedrooms, including a principal bedroom with a stylish en-suite shower room, alongside a separate contemporary family bathroom. The heart of the home is the impressive open plan kitchen and living space, thoughtfully designed for both relaxing and entertaining. Large bi-folding doors flood the room with natural light and open directly onto a private balcony, creating a seamless indoor-outdoor feel and the perfect spot for morning coffee or evening unwinding.



Residents also benefit from a beautifully landscaped communal garden, offering additional outdoor space to enjoy, as well as an allocated parking space and bike storage for added convenience. The property is offered chain free. Purley Station is within easy reach, providing regular and direct services into Central London, including London Bridge and Victoria, making it an excellent choice for those travelling into the city. The property also benefits from close proximity to local shops, cafés, and supermarkets, as well as reputable schools and green open spaces. Excellent road links via the A23 and M25 further enhance connectivity to surrounding areas and beyond.



## First Floor

Total floor area 75.7 m<sup>2</sup> (815 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.propertybox.io](http://www.propertybox.io)



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## Highgate House 35a Smitham Bottom Lane, PURLEY

- First Floor Apartment
- Two Double Bedrooms
- Two Bathrooms (One En-suite)
- Open Plan Kitchen/Living
- Private Balcony
- Communal Garden
- Allocated Parking
- Built in 2021

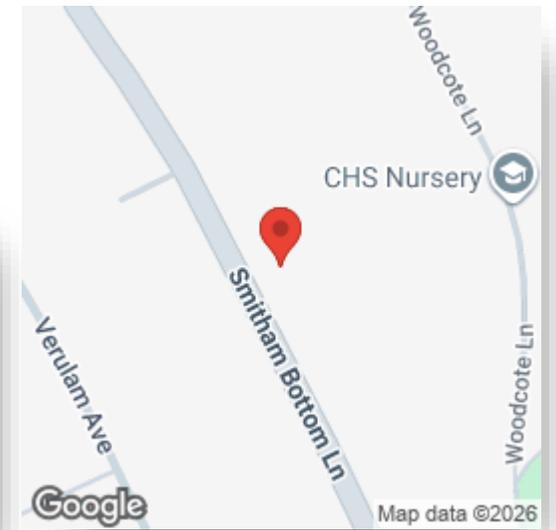
Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Oct 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SAN107987](https://barnardmarcus.co.uk/Property/SAN107987)



Property Ref:  
SAN107987 - 0004

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