



PRICE £500,000 LEASEHOLD

FLAT A, 3 NORTHWOOD AVENUE, PURLEY, SURREY, CR8 2ER

**ShineRocks**  
PROPERTY AGENTS



A striking contemporary development from award winning developers "Property Experts", first impressions can only be described as "impressive". All apartments provide bright living space and feature balconies or outside terraces, lots of glass with bi-fold and sliding doors, luxury modern fitted kitchens and bathrooms with grey Amtico floors complete the package. In our opinion you will want to own one of these exciting apartments. 10 Year AEDIS Warranty.

THE ACCOMMODATION COMPRISES:- COMMUNAL ENTRANCE HALL, ENTRANCE HALL, COATS CUPBOARD, FULLY FITTED KITCHEN OPEN PLAN TO DOUBLE ASPECT LIVING/DINING ROOM WITH BI-FOLD DOORS, PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM AND FITTED WARDROBE, TWO FURTHER BEDROOMS WITH FITTED WARDROBES, FAMILY BATHROOM & PRIVATE TERRACE.







**DESCRIPTION** An exclusive development of just 7 luxury apartments with prices starting from £315,000, located conveniently, within just over 10 minutes walk of Purley town centre and railway station. "40% LONDON HELP TO BUY AVAILABLE". 3 Northwood avenue is the latest development by award winning "Property Experts", a striking contemporary building using quality materials, with luxury fitted kitchens with Quartz worktops, coloured glass splash backs, Insinkerator boiling hot water taps, black and white bathrooms, Amtico flooring, deep pile wool carpets, fitted wardrobes, Sky and BT points, video entry system and many other special features. Communal entrance hall, entrance hall, coats cupboard, fully fitted luxury kitchen open plan to double aspect living/dining room with two sets of bi-fold doors to private paved South West facing terrace, principal bedroom with en-suite shower room, two further bedrooms, family bathroom. Recycling facilities, secure gated access to South West facing communal rear garden and cycle store. (Photos shown are CGI's based on flat A and previous developments). 10 YEAR AEDIS WARRANTY. 125 YEAR LEASE. GROUND RENT £450 P/A. SERVICE CHARGE TBA. EPC TBA. PRICES FOR APARTMENTS: (A) £500,000 (B) £510,000 (C) £315,000 (D) £395,000 (E) £315,000 (F) £390,000 (G) £390,000.

**AMENITIES** The property is situated in a sought after and convenient road, within just over ten minutes walk of Purley town centre with railway station serving London Bridge, Victoria and Clapham Junction within 24/16 minutes. The property is situated within a few minutes walk of Purley town centre, a prosperous and popular residential town with a host of high street brands including Tesco, Sainsbury's Local, Costa Coffee and Pizza Express, Las Fuentes Tapas, Zero Quatro, Locos 4 Argentine steakhouse, not to mention a varied selection of other restaurants, cafes and designer boutiques. Larger retailers such as Dunelm Mill, Next Home, DFS and IKEA are all within a short drive, located on the Purley Way. There is a good selection of state and private schools including, Beaumont primary, Oakwood, St Davids, Woodcote Schools, Cumnor House, John Fisher, Whitgift School and Croydon High for Girls, all within a short distance. Purley offers a choice of nearby sports facilities including David Lloyd, Nuffield Health, numerous golf clubs and the locally respected Purley Sports Club with its array of sports facilities including tennis, squash, bowls, hockey and cricket.

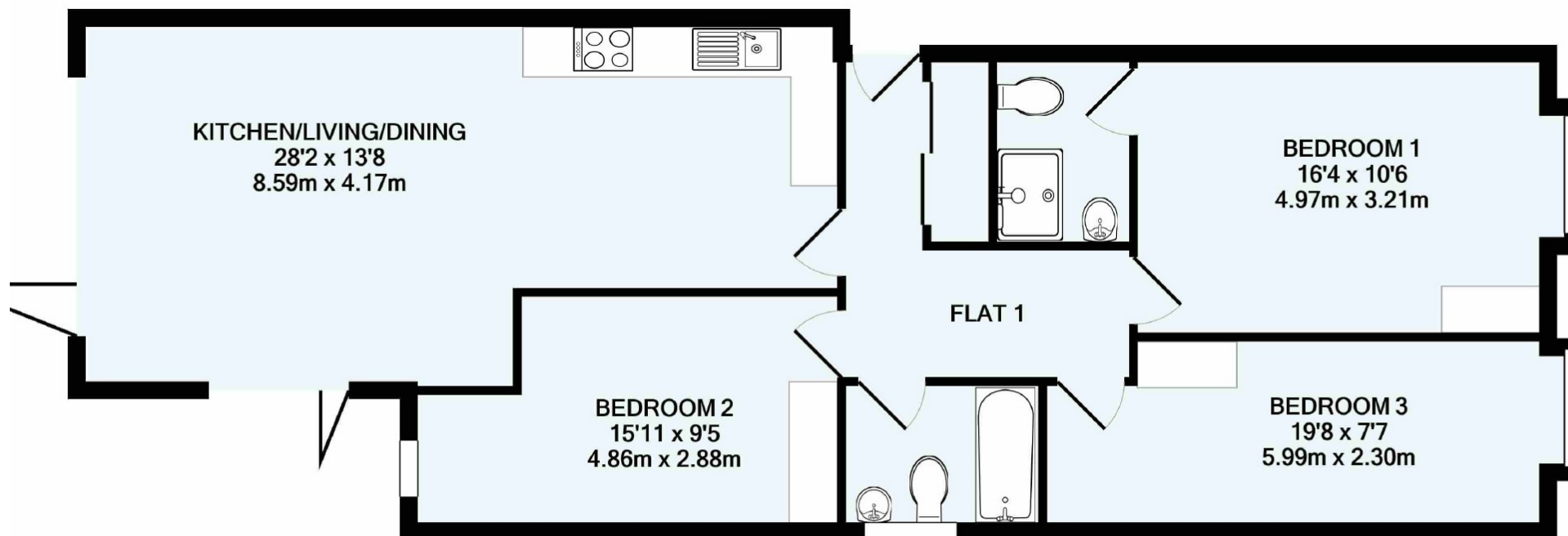
**OUTSIDE FRONT:** Entrance driveway, professionally landscaped, secure access to front entrance and communal hall. Recycling facilities. Gated access to rear communal garden. **REAR:** Secure gated access from the front of the property, rear access from the reception hall to communal garden mainly laid to lawn with a variety of mature plants and trees, cycle storage.

**FEATURES** LED LIGHTING - DOUBLE GLAZING - SMOKE ALARMS - EXTERNAL SECURITY LIGHTING - VIDEO ENTRY SYSTEM. GAS COMBI BOILERS - DEDICATED TV, SKY AND BT POINTS - GREY OAK INTERNAL FIRE DOORS - USB CHARGING PLUG SOCKETS TO LIVING ROOMS AND BEDROOMS - DEEP PILE WOOL CARPETS - FULLY FITTED KITCHENS WITH QUARTZ WORKTOPS - COLOURED GLASS SPLASHBACKS - ZANUSSI APPLIANCES INCLUDING: DISHWASHERS & INSINKERATOR BOILING HOT WATER TAPS. BATHROOMS WITH GEBRIT TOILET CISTERNS AND ROCA/RAK WALL MOUNTED WC'S WITH SOFT CLOSE SEATS - CROSSWATER TAPS AND SHOWER VALVES - WALL MOUNTED VANITY UNITS WITH SOFT CLOSE DRAWERS - ITALIAN LARGE FORMAT BATHROOM TILES.

**EPC** TBA

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TOTAL APPROX. FLOOR AREA 936 SQ.FT. (87.0 SQ.M.)  
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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.

VIEWING IS STRICTLY BY APPOINTMENT THROUGH SHINEROCKS

DRAFT DETAILS - AWAITING VENDOR'S APPROVAL

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