



Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
 970.84 ft<sup>2</sup>  
 90.19 m<sup>2</sup>

(1) Excluding balconies and terrace

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



EST 1973  
**Paul Meakin** Offers In Excess Of £425,000 Lansdowne Road, Purley, CR8 2PE  
 ESTATE AGENTS

- Three double bedrooms
- Two reception rooms
- Level rear garden
- A great buy for first time buyers / downsizers and investors
- Mid terrace Victorian property
- Separate utility room
- Refitted bathroom
- Another Property Entrusted To Paul Meakin

Paul Meakin are delighted to offer to the market this well presented three double bedroom mid terrace period property, situated within a popular residential road, close to Purley town centre and only 0.5 miles to Purley train station which offers direct services to London Victoria and London Bridge in under 30 minutes.

The bright and airy house comprises of two separate reception rooms, good sized kitchen, separate utility room, a refitted family bathroom, three double bedrooms to the first floor and a secluded rear garden. These popular properties are perfect for first time buyers, downsizers and investors as they always attract attention. We recommend your earliest inspection to appreciate location, presentation and size.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Vary energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

PORCH  
4'2" x 3'7" (1.28 x 1.08)

LIVING ROOM  
13'2" x 13'6" (4.01 x 4.12)

DINING ROOM  
11'4" x 13'6" (3.46 x 4.12)

KITCHEN  
10'8" x 9'0" (3.25 x 2.74)

UTILITY ROOM  
6'0" x 8'8" (1.82 x 2.64)

BATHROOM  
6'5" x 8'9" (1.96 x 2.67)

LANDING  
11'11" x 2'6" (3.63 x .76)

BEDROOM  
11'5" x 13'6" (3.48 x 4.12)

BEDROOM  
11'3" x 10'8" (3.43 x 3.26)

BEDROOM  
10'8" x 9'0" (3.26 x 2.74)

GARDEN

