



EST 1973
Paul Meakin ESTATE AGENTS
£580,000 Addington Road, Sanderstead, CR2 8RN

- Entrance Foyer
Entry
3'2" x 4'9" (0.98 x 1.46)
- Reception Room
32'10" x 17'3" (10.01 x 5.27)
- WC
6'0" x 3'2" (1.85 x 0.97)
- Hallway
11'1" x 4'4" (3.38 x 1.34)
- Kitchen/ Diner
13'7" x 18'8" (4.15 x 5.71)
- Bedroom Two
16'1" x 9'8" (4.92 x 2.96)
- En suite Bathroom
5'11" x 6'7" (1.81 x 2.02)
- Ground Floor Terrace
19'0" x 15'9" (5.80 x 4.82)
- Lower Landing
7'1" x 7'2" (2.18 x 2.19)
- Bedroom One
14'10" x 15'3" (4.53 x 4.65)
- Bathroom
16'6" x 4'1" (5.03 x 1.27)
- Dressing Room
11'10" x 4'3" (3.61 x 1.31)
- Walk in Wardrobe
9'5" x 3'0" (2.88 x 0.93)
- Lower Ground Terrace
13'1" x 24'2" (3.99 x 7.39)
- Garage
- Communal Grounds
- Maintenance charges
- Location information



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Approximate total area⁽¹⁾
1340.96 ft²
124.58 m²

Balconies and terraces
298.38 ft²
27.72 m²

Reduced headroom
9.65 ft²
0.9 m²

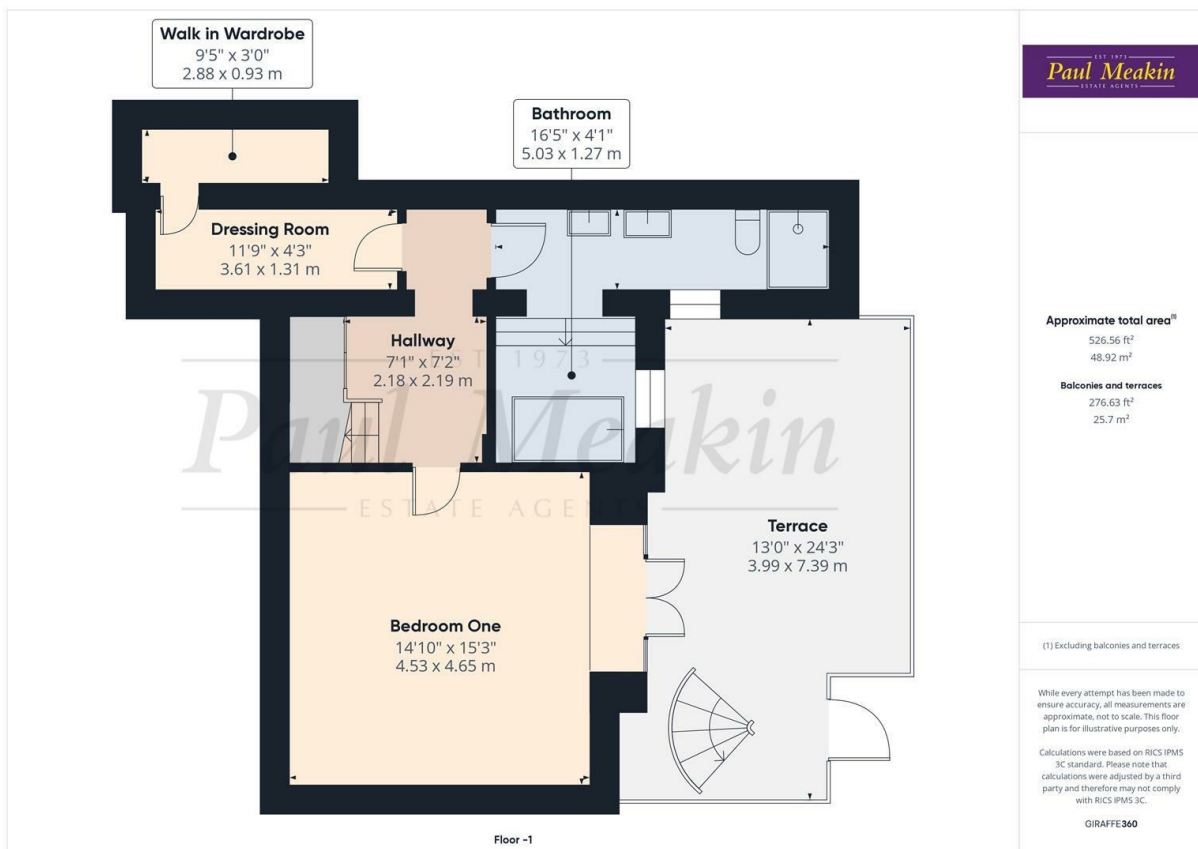
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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Approximate total area⁽¹⁾
526.56 ft²
48.92 m²

Balconies and terraces
276.63 ft²
25.7 m²

(1) Excluding balconies and terraces

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GIRAFFE360

- Unique two-bedroom duplex apartment in the heart of Sanderstead Village
- Peaceful communal grounds with stunning views
- Original oak panelling dating back to the early 1900s
- Large bedroom suite with bathroom, dressing room and walk in wardrobe
- Close to local amenities, excellent schools and transport links
- Elegant blend of period features and modern design
- High ceilings, elegant light fittings, and a feature fireplace
- Modern kitchen/dining area with direct access to private patio
- Peaceful communal grounds with garage
- Another property entrusted to Paul Meakin Estate Agents



Paul Meakin is proud to present this 'CHAIN FREE' truly unique two-bedroom duplex apartment, located in the Grade II Listed building, Doble Court, in the heart of Sanderstead Village. This elegant and beautifully crafted property offers a level of sophistication and serenity that is unrivalled in the area.

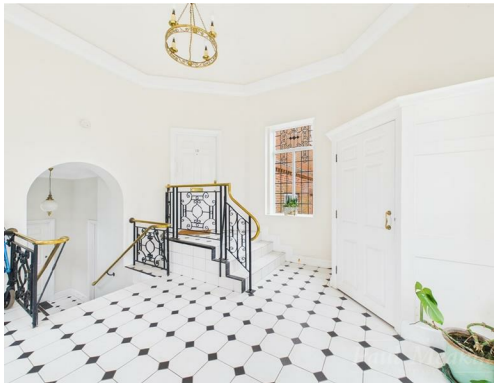
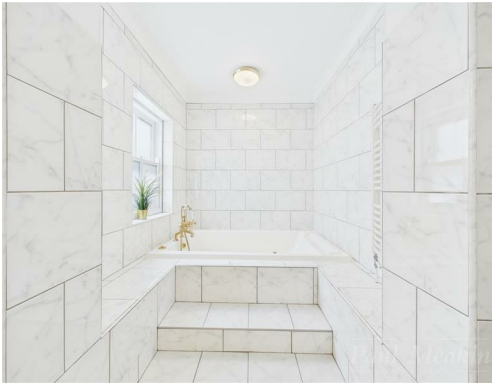
From the moment you enter the peaceful communal grounds, you're immediately struck by the tranquil atmosphere and captivating views that surround this home. Overflowing with character, period features, and an abundance of natural light, this apartment has been meticulously designed to create a warm, inviting space that embodies the essence of family living and luxury.

As you step through the secure foyer, you're greeted by the exceptional reception room, where the original oak panelling, dating back to the early 1900s, still stands proudly. Once home to the Selsdon Golf Clubhouse, Doble Court's historical charm shines through in every corner. The high ceilings, elegant light fittings, and a breathtaking feature fireplace add to the room's grandeur, creating a space that must be seen to be fully appreciated.

Double oak doors lead out to the rest of the property, the second bedroom, complete with an ensuite bathroom. Beyond that, you'll find the modern, open-plan kitchen and dining area, which offers direct access to one of the property's two private patio areas —perfect for outdoor relaxation and entertaining.

Downstairs, the lower level houses the spacious primary bedroom suite, with patio doors with direct access out onto the second private patio, allowing lots of natural light in whilst keeping your privacy. With The suite includes a large, elegant bathroom with a jacuzzi bath, as well as a dressing room and a walk-in wardrobe/storage area.

This one-of-a-kind apartment offers the perfect blend of privacy, security, and luxury living and could be your new home. This is a must see.



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92-100) 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

TAX BAND: £

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