



RUSSELL HILL  
— ROAD —

P U R L E Y



# WHERE LIFE IS PURLEY

Would you like to live in one of greater London's most sought-after areas alongside city professionals and families looking for a more relaxed pace? Our homes at Russell Hill Road in Purley are available on a shared ownership basis, so buying in this attractive town is a more affordable possibility for first time-buyers.



We have 12 stylish apartments for sale at Russell Hill Road, including four three-bed homes, three two-bed homes and five one-bed homes. They're all stylishly finished to a high standard and sit on a leafy residential street lined among large, detached family homes.

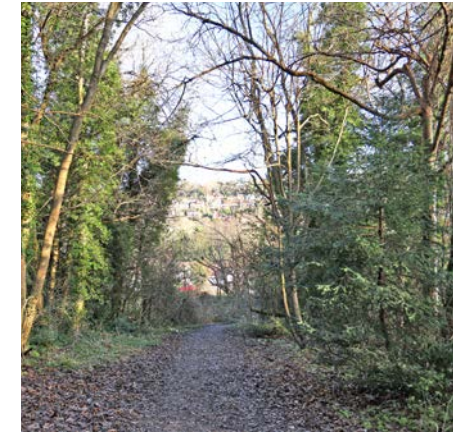
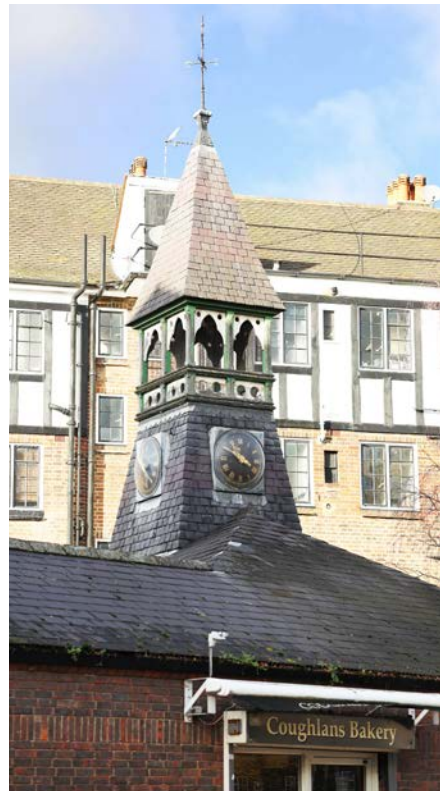


## PERFECTLY PLACED FOR THE BEST OF BOTH WORLDS

Purley sits on the southern edge of London where the city meets Surrey. Its close proximity to the capital makes it ideal for commuters - you can be at London Bridge or Victoria station within 40 minutes. And Croydon's popular town centre is just 3.5 miles away. Yet you can be in open green space just a few minutes' walk from home and enjoying areas of outstanding natural beauty within a 30-minute drive.





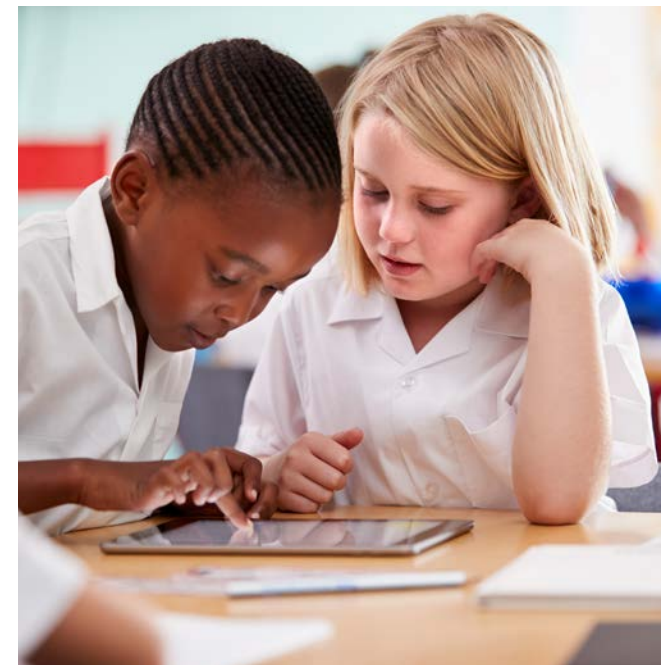


## — FROM CITY TO COUNTRY



Prosperous Purley's location makes it easy to enjoy the buzz of the city and spend time in the countryside. Boasting spacious, well-kept homes, tree-lined avenues, and a thriving high street, it attracts those who want a more laid-back lifestyle, while keeping the capital close at hand.

Croydon is also within easy reach of Purley – around 15 minutes by car. And it's about to undergo an exciting regeneration programme that will make it an even more appealing place for people of all ages to spend their downtime.



## A GOOD EDUCATION

For families, there's great educational provision in Purley. This includes Russell Hill Road Day Nursery, The John Fisher School and Woodcote High School, which all have good Ofsted ratings.





## FROM STAGE TO RACECOURSE



Croydon's Fairfield Halls is another major venue offering concerts, plays, films and comedy nights. And you can catch the latest blockbusters at the Vue multiplex, which sits alongside Tenpin Bowling on the edge of Croydon.

This area also offers lots of things to see and do within a 30-minute drive – from Chessington World of Adventures, to go-karting at Surbiton Raceway and horseracing at Epsom Downs.

## PLACES TO EAT, MEET AND HAVE FUN



Purley offers plenty of eateries around a 10-minute stroll from Russell Hill Road. Whether you prefer the Mediterranean flavours of restaurants such as O Farol or Las Fuentes, the Middle Eastern cuisine of El Sham or the Japanese delicacies of the Zen Lounge. 4 Locos serves great steak and Dan Thai offers deliciously fresh curries. And high-street favourites Pizza Express and Costa Coffee are also in Purley.



There's an even wider variety of bars, cafes and restaurants in Croydon, a 15-minute drive away. Boxpark Croydon brings Shoreditch to Surrey and is one of the largest social and cultural destinations in London. It offers a huge variety of foodie fayre, not to mention a 2000-capacity events space that hosts concerts, screenings, art exhibitions, markets and more.







## SHOP LOCAL OR IN THE CITY

In Purley town centre, just a 3-minute cycle from Russell Hill Road, there's a convenient mix of high street retailers, independent stores, beauty salons and banks. There's also a post office and a library. And, for everyday essentials, Tesco Extra, Waitrose, Aldi and Costco are all within a 9-minute drive.



Croydon, less than four miles away, is the nearest major retail hub, and has the Centrale & Whitgift Shopping Centre at its heart. There, you'll find Zara, M&S, House of Fraser and more. On the edge of town is the Valley Park Retail Centre, which is home to Ikea and a range of other stores such as Dunelm, Sports Direct, DFS and Boots.

And, of course, you can be shopping on London's Oxford Street in less than an hour.



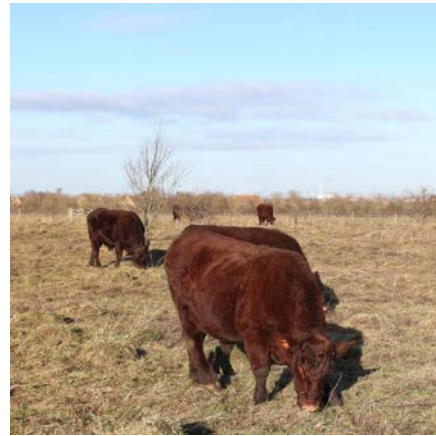




## GET CLOSE TO NATURE

Purley is conveniently close to woodlands and stunning, open countryside – perfect for family outings, park runs, picnics and dog walking. The expansive Roundshaw Downs are around a 15-minute walk away. And within a 10-minute drive you have the Foxley Wood nature reserve, Oaks Park with its Woodland Craft Centre and Purley Beeches with its tennis courts.

Only a few minutes further afield are Happy Valley Park, Farthing Downs and Kenley Common. And, within a 30-minute drive, you can be exploring the amazing Surrey Hills. Enjoy the sea air? The M23 sweeps you straight to Brighton within an hour.



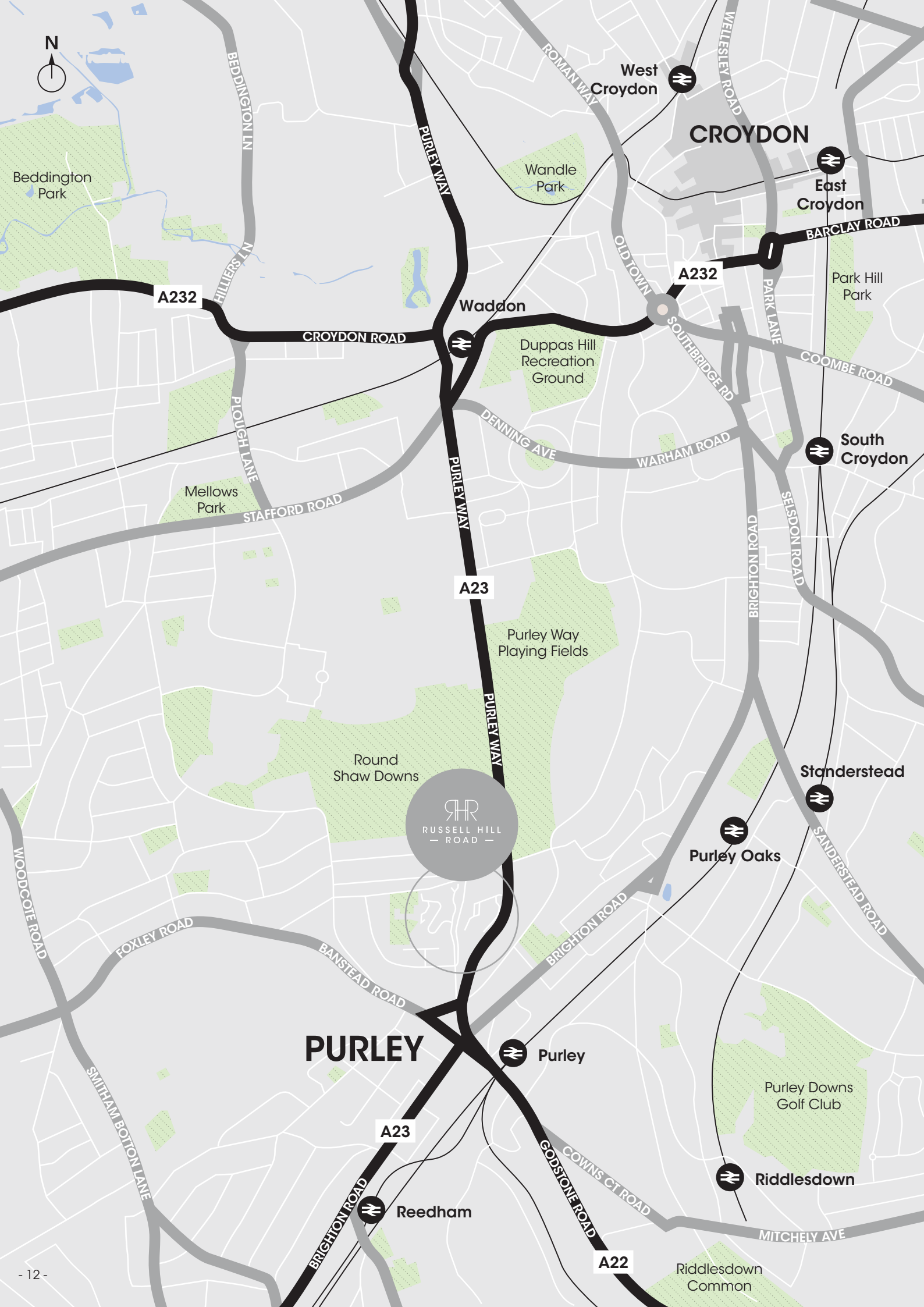
## STAY ACTIVE CLOSE TO HOME



Back in Purley, there are plenty of other opportunities to improve your health and wellbeing. Purley Leisure Centre has a gym, swimming pool and classes, and is just a 3-minute cycle from Russell Hill Road. Purley Sports Club, which offers cricket, bowls, hockey, netball, squash, tennis and more, is an 8-minute cycle.

You also have David Lloyd Purley, Sports Direct Fitness and Oxygen Freejumping Trampoline Park within a 9-minute drive. And there are three golf clubs within a 12-minute drive: Purley Downs, Woodcote Park and Coulsdon Manor.





# VERY WELL CONNECTED

Purley's excellent traffic links by both road and rail make it ideal for commuters and anyone who wants to enjoy the capital without living among the hustle and bustle.



## BY CAR

The A23 takes you up to London and (via the M23) down to Brighton and takes around an hour to each. The M25 is also less than seven miles from Purley.



## BY BUS

Purley has a good bus network and journeys to Croydon take around 30 minutes door to door from Russell Hill Road.



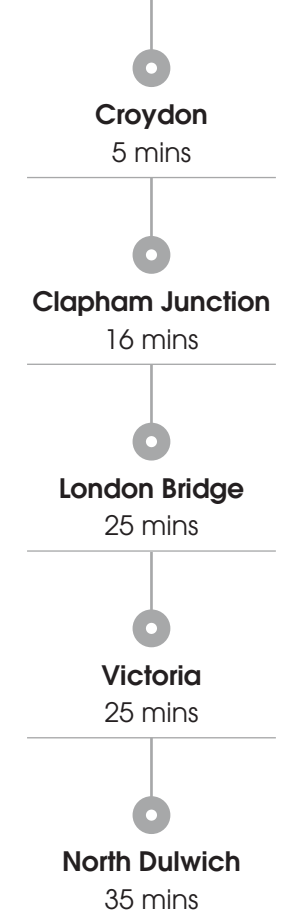
## BY PLANE

**Gatwick Airport:** around 35 minutes by car or 35-60 minutes by public transport.

**Heathrow Airport:** around an hour by car or 1.5 hours by public transport.

**BY TRAIN**  
**Purley station:**  
 10-min walk  
 9-min drive | 4-min cycle

Journey times from there:







## KITCHEN

- Gloss pearl grey units with soft-close hinges
- Under-cupboard lighting
- White silestone worktop with square edge and matching upstand
- 1.5-bowl stainless steel sink with chrome mixer tap
- Stainless steel Zanussi fan oven
- Stainless steel Zanussi hob
- Glass splashback
- Integrated extractor hood
- Zanussi washer dryer (integrated or in hall cupboard)
- Integrated Zanussi fridge freezer
- Integrated Zanussi dishwasher
- Downlights and pendant lights
- Engineered wood flooring

## SPECIFICATION

## BATHROOM

- White steel bath with glass shower screen
- Chrome bath-shower mixer tap
- Bath panel tiled to match flooring
- 800mm (minimum) shower tray and enclosure
- White, wall-hung, semi-recessed basin with chrome mixer tap
- White, wall-hung WC with dual flush and concealed cistern
- Full-height mirror above WC and basin
- Chrome ladder towel radiator
- Chrome shaver point
- Downlights
- Porcelain 600mm x 300mm wall tiles
- Porcelain 600mm x 300mm floor tiles

## GENERAL

- Walls and ceilings - white emulsion
- Woodwork - white satinwood
- Floors (bedrooms and hallways) carpet with underlay
- Flush veneer external door
- Ladder moulded internal doors
- Built-in wardrobes
- White metal electrical switches, sockets and plates
- Pendant lights in bedrooms
- Vertical blinds to all windows
- Cabling for Sky+ and one other satellite TV service
- Mains-operated, ceiling-mounted smoke/heat detector
- Video door entry system



RUSSELL HILL ROAD

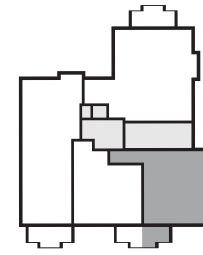




## APARTMENTS 17 2 BEDROOMS

Ground Floor

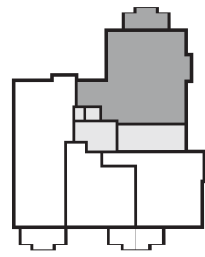
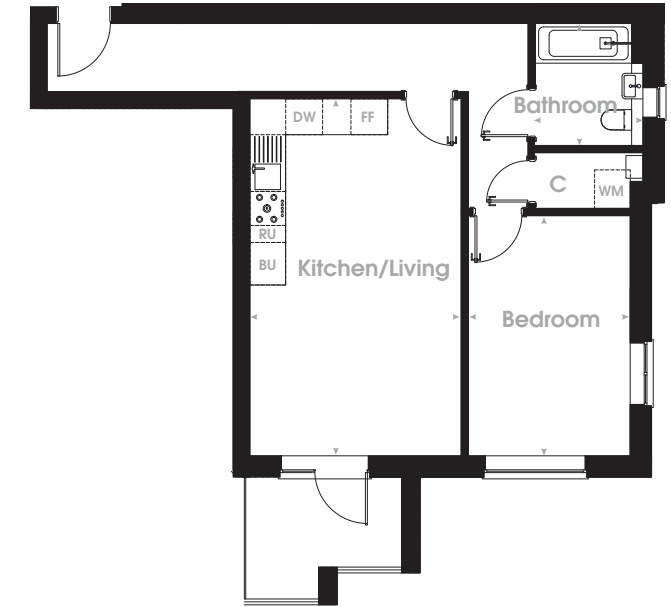
Kitchen/ Living	4.49m x 6.78m
Bedroom 1	4.24m x 4.38m
Bedroom 2	3m x 4.53m
En-Suite	1.65m x 2.20m
Bathroom	2.20m x 2.60m
<b>Total Floor Area</b>	<b>84.1m<sup>2</sup></b>



## APARTMENTS 19 & 23 1 BEDROOM

First & Second Floor

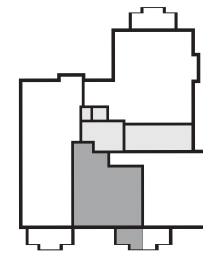
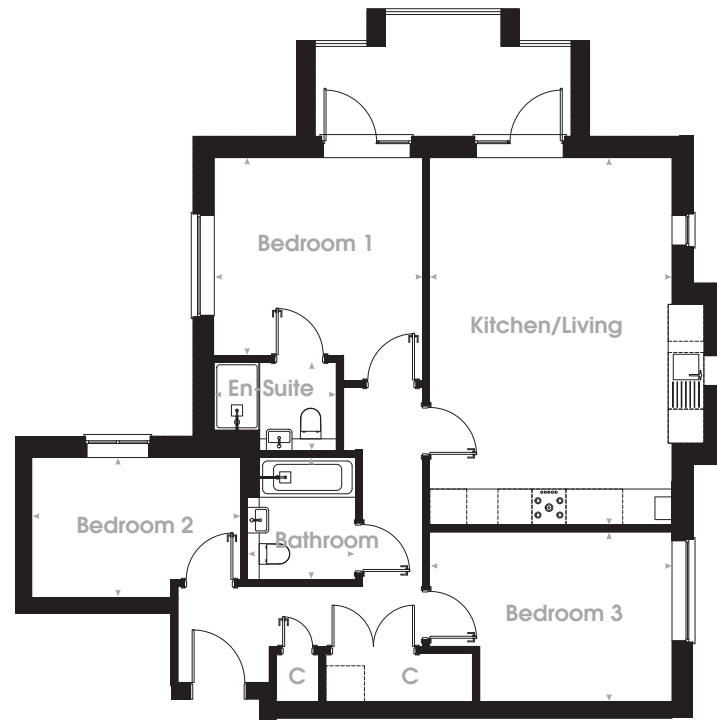
Kitchen/ Living	6.29m x 3.72m
Bedroom	4.23m x 2.85m
Bathroom	2.15m x 1.90m
Balcony	2.14m x 2.74m
<b>Total Floor Area</b>	<b>55.5m<sup>2</sup></b>



## APARTMENTS 18 & 22 3 BEDROOMS

First & Second Floor

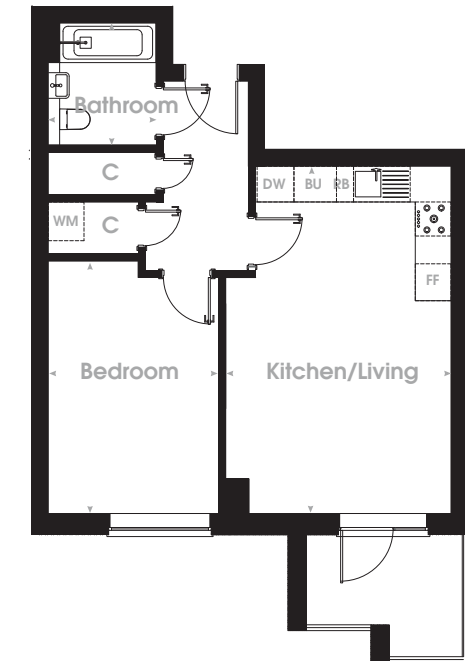
Kitchen/ Living	6.47m x 4.83m
Bedroom 1	3.92m x 3.67m
Bedroom 2	2.47m x 3.68m
Bedroom 3	2.98m x 4.27m
En-Suite	1.55m x 2.15m
Bathroom	2.15m x 1.90m
Bathroom	2.14m x 4.51m
<b>Total Floor Area</b>	<b>86.2m<sup>2</sup></b>



## APARTMENTS 20 & 24 1 BEDROOM

First & Second Floor

Kitchen/ Living	6.12m x 3.97m
Bedroom	4.45m x 2.99m
Bathroom	2.15m x 1.90m
Balcony	2.14m x 2.74m
<b>Total Floor Area</b>	<b>50.0m<sup>2</sup></b>



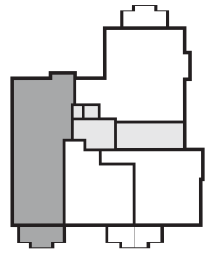
WM Washing Machine  
 DW Dish Washer  
 FF Fridge Freezer  
 BU Boiler Unit  
 C Cupboard

\*All measurements shown are taken from their maximum point where applicable.

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 DW Dish Washer  
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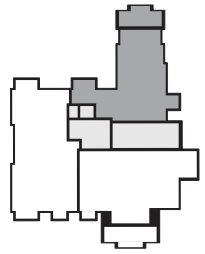
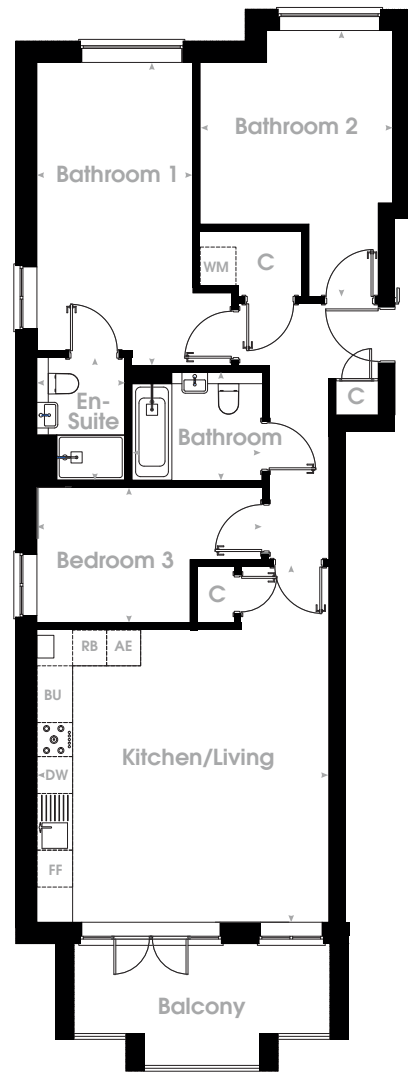




## APARTMENTS 21 & 25 3 BEDROOMS

First & Second Floor

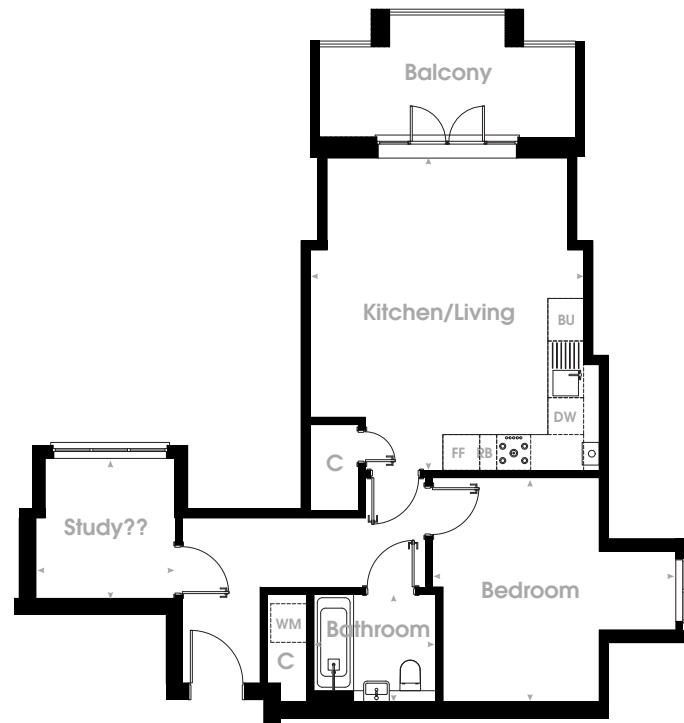
Kitchen/Living	6.26m x 5.14m
Bedroom 1	5.33m x 3.42m
Bedroom 2	4.68m x 3.39m
Bedroom 3	2.38m x 3.96m
En-Suite	2.15m x 1.55m
Bathroom	1.90m x 2.28m
Balcony	2.14m x 2.74m
<b>Total Floor Area</b>	<b>84.7m<sup>2</sup></b>



## APARTMENT 26 1 BEDROOM

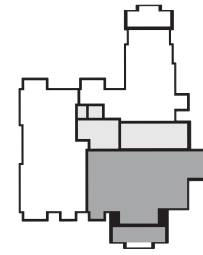
Third Floor

Kitchen/Living	5.50m x 5.09m
Bedroom	3.95m x 4.29m
Bathroom	2.14m x 4.51m
Balcony	2.14m x 4.51m
<b>Total Floor Area</b>	<b>61.1m<sup>2</sup></b>



WM Washing Machine  
 DW Dish Washer  
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 C Cupboard

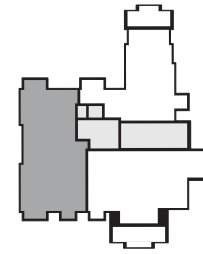
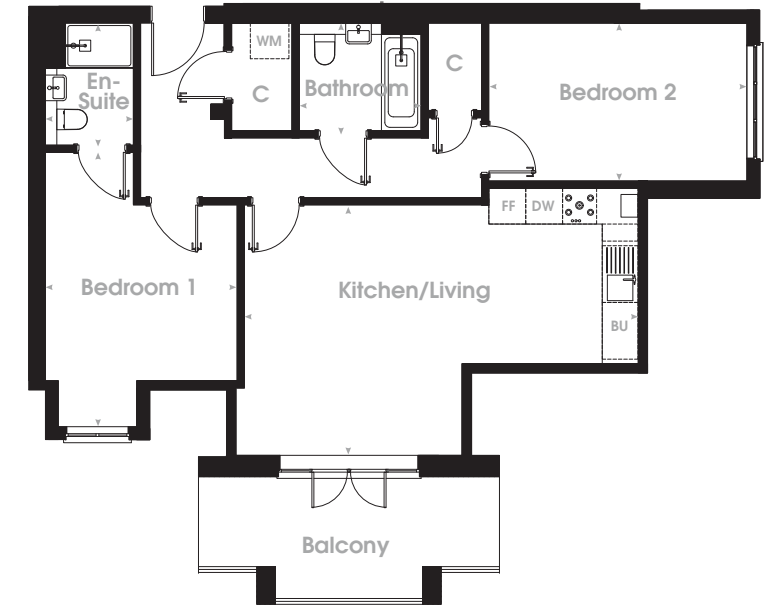
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## APARTMENT 27 2 BEDROOMS

Third floor

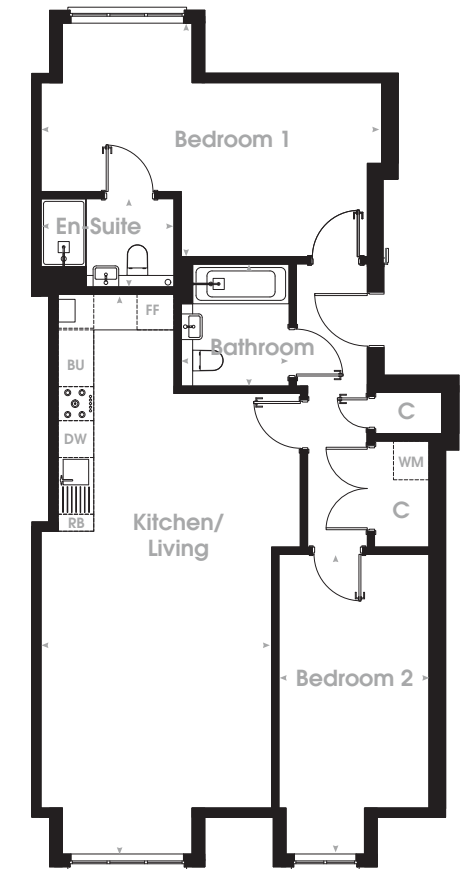
Kitchen/Living/Dining	4.41m x 6.94m
Bedroom 1	4.83m x 3.37m
Bedroom 2	2.78m x 4.55m
En-Suite	2.15m x 1.55m
Bathroom	1.90m x 2.28m
Balcony	2.14m x 5.52m
<b>Total Floor Area</b>	<b>75.6m<sup>2</sup></b>



## APARTMENT 28 2 BEDROOMS

Third floor

Kitchen/Living/Dining	9.87m x 4.26m
Bedroom 1	3.06m x 6m
Bedroom 2	5.28m x 2.64m
En-Suite	1.55m x 2.34m
Bathroom	2.15m x 1.90m
<b>Total Floor Area</b>	<b>85.0m<sup>2</sup></b>



WM Washing Machine  
 DW Dish Washer  
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 C Cupboard

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# Hexagon

## CONTACT

020 8768 7989

sales@hexagon.org.uk

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