



*Mc.* MONOCHROME | HOMES

1 West Hill, South Croydon, CR2 0SB

Offers in excess of  
£275,000

# PROPERTY SUMMARY

## OVERVIEW

West Hill is a prestigious location and the development is in keeping and occupies an elevated position conveniently located for Sanderstead station.

### Accommodation

A two bedroom ground floor apartment located at the front of the building with an open plan living room and fitted kitchen area, two bathrooms - one being an en suite shower room, own private patio/garden area and allocated parking.  
Communal Entrance Hall: 12'x15'4" Reception Hall with cupboard: 21'8x15'6" Lounge/Dining/Kitchen Area with built-in oven, 5 ring gas hob, washer/dryer, extractor, dishwasher, amtico flooring, granite worksurfaces and patio doors to external patio & garden area: 2 Bedrooms: 2 Bathrooms, one being en-suite shower room to the master: Allocated Parking. The property offers: Amtico and tiled flooring: Double Glazing: Mains Smoke Alarms: Video Entry System: Spotlights: Telephone points: Television points: Gas Fired Underfloor Heating: Impressive Communal Grounds: Private Patio/Garden Area: Allocated Parking.

### Location

1 West Hill is set on the corner of Sanderstead Road/West Hill just after East Hill heading in a southerly direction being within reach of either Purley Oaks or Sanderstead stations, a choice of tennis, golf and cricket clubs, schools, churches, walks around Weytern Gardens and Purley Beeches and bus services into Croydon and the surrounding area.

### Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.  
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B	84	84	(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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