



28 RUSSELL HILL PURLEY

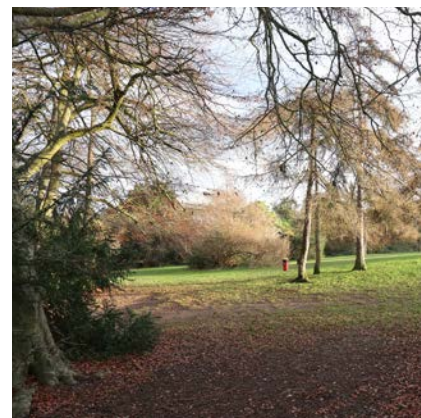
A STYLISH COLLECTION OF 13 HOMES AVAILABLE THROUGH SHARED OWNERSHIP

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 28 Russell Hill 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 13 stylish homes for sale at 28 Russell Hill, including one that's accessible by wheelchair. They're all stylishly finished to a high standard and sit on a leafy residential street lined with large, detached family homes.



PERFECTLY PLACED FOR THE BEST OF BOTH WORLDS



Purley's close proximity to London 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 – less than 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.



PLACES TO EAT, MEET AND HAVE FUN

Purley offers plenty of eateries around a 10-minute stroll from Russell Hill. 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 10 to 15-minute drive away. **Boxpark Croydon** is particularly popular, bringing together a huge variety of foodie fayre, not to mention a 2000-capacity events space that hosts concerts, screenings, art exhibitions, markets and more.



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**.

FROM STAGE TO RACECOURSE



SHOP LOCAL OR IN THE CITY



In Purley town centre, just a 4-minute cycle from 28 Russell Hill, 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, just a couple of 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**.

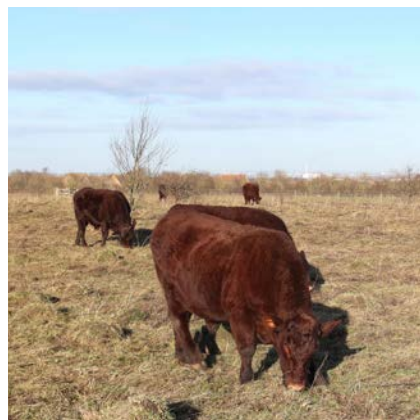
And, of course, you can be shopping on **London's Oxford Street** in less than an hour.

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 just a 10-minute walk away. And within an 8-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. Purley Sports Club, which offers cricket, bowls, hockey, netball, squash, tennis and more, is a 5-minute cycle.

You also have **David Lloyd Purley**, **Sports Direct Fitness** and **Oxygen Freejumping Trampoline Park** within a 7-minute drive. And there are three golf clubs within a 9-minute drive: **Purley Downs**, **Woodcote Park** and **Coulsdon Manor**.

VERY WELL CONNECTED



BY TRAIN

- Purley station:**
 - 14-min walk
 - 12-min by bus
 - 6-min drive
 - 6-min cycle
- Journey times from there:*
- Croydon**
 - 5 mins
- Clapham Junction**
 - 16 mins
- London Bridge**
 - 25 mins
- Victoria**
 - 25 mins
- North Dulwich**
 - 35 mins

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 28 Russell Hill.

BY PLANE

Gatwick Airport: around 30 minutes by car or 45 minutes by public transport.

Heathrow Airport: around 50 minutes by car or 1.5 hours by public transport.



SPECIFICATION

KITCHEN

- Grey gloss, handleless units with soft-close hinges
- Silestone worktop with matching upstand
- 1.5-bowl stainless steel sink with chrome mixer tap
- Integrated stainless steel Zanussi oven with gas hob
- Glass splashback
- Integrated extractor hood with glass chimney
- Integrated Zanussi fridge freezer
- Integrated Zanussi dishwasher
- Zanussi washer dryer (integrated or in hall cupboard)
- Under-cupboard lighting
- Floor tiles in kitchen area
- Engineered hardwood flooring in dining area

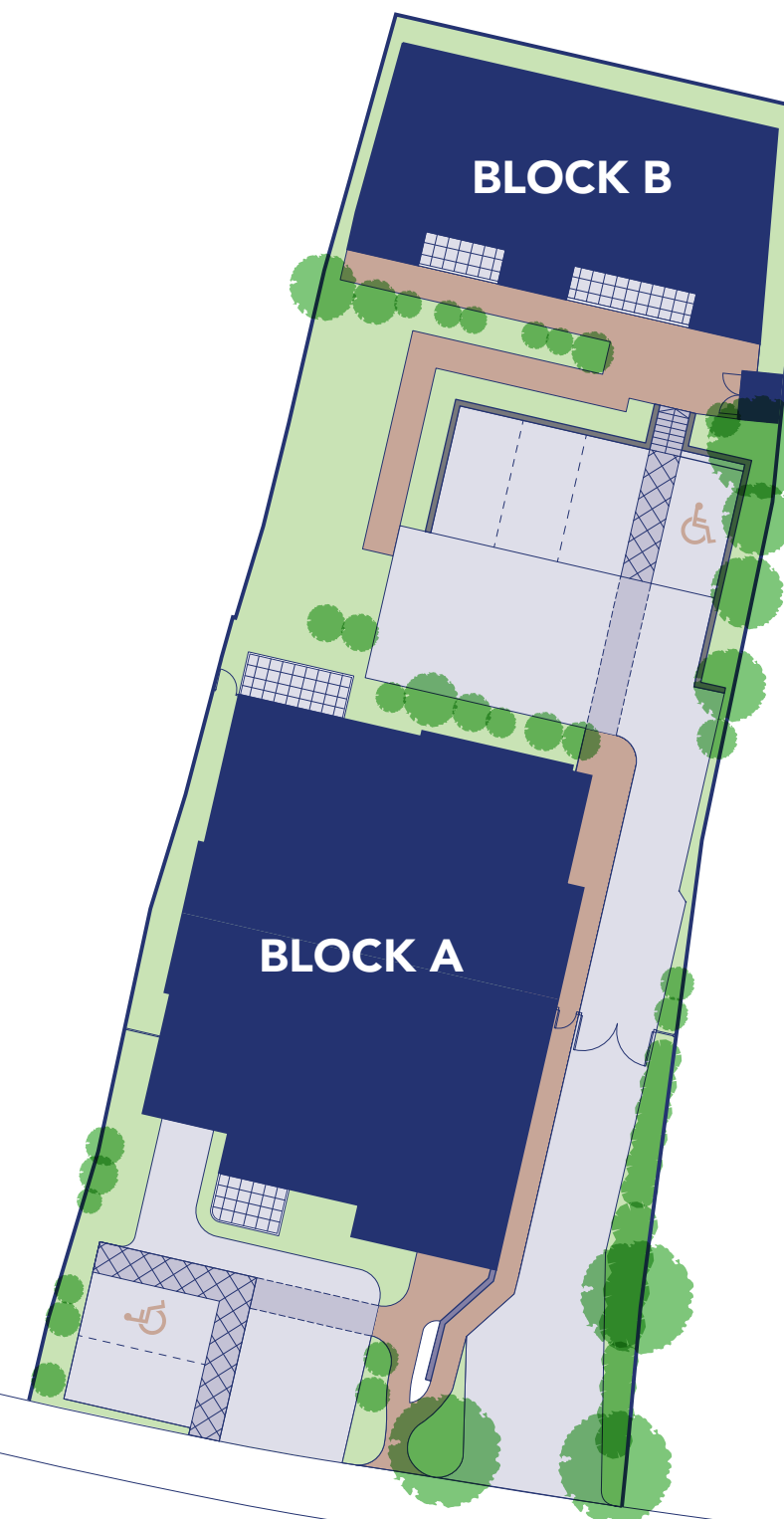
BATHROOM

- White stainless steel bath with glass shower screen
- Chrome bath shower mixer tap and riser kit
- Bath panel tiled to match floor tiles
- White wall-hung sink with chrome mixer tap
- White wall-hung toilet with soft-close seat
- Chrome ladder towel radiator
- Grey full-height tiling to all walls
- Grey floor tiles

GENERAL

- Carpets in bedrooms
- Engineered hardwood flooring in hall
- Flush veneered internal doors
- White emulsion walls and ceilings
- White satinwood woodwork
- Chrome or brushed steel electrical switches, sockets and plates
- Mains-operated smoke/heat detector
- Video door entry
- Satellite/cable/terrestrial TV connections in main reception room and all bedrooms

DEVELOPMENT PLAN

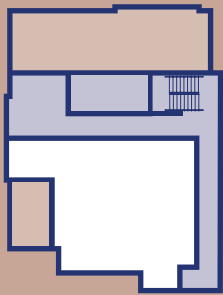


RUSSELL HILL



BLOCK A

APARTMENT 1
2 BEDROOMS
89.7m²

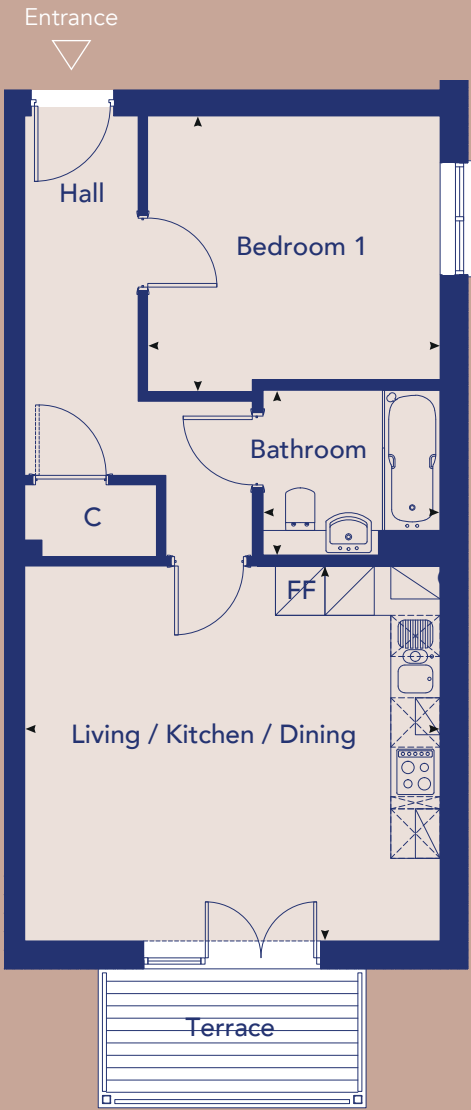


Lower Ground Floor

Kitchen/Living/Dining	8.50m x 5.47m
Bedroom 1	5.38m x 3.49m
Bedroom 2	4.25m x 2.76m
Bathroom	2.25m x 3.20m

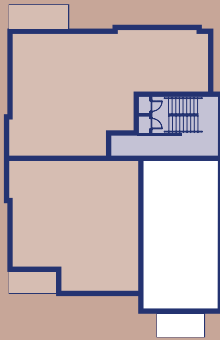
C = Cupboard FF = Fridge Freezer B = Boiler

Please note: All measurements shown above, are taken at their maximum point and are for general guidance only.



BLOCK A

APARTMENT 2
1 BEDROOM
50.5m²



Ground Floor

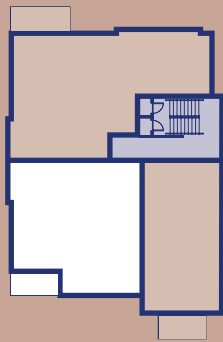
Kitchen/Living/Dining	4.55m x 5.04m
Bedroom	3.20m x 3.55m
Bathroom	2.00m x 2.15m

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BLOCK A



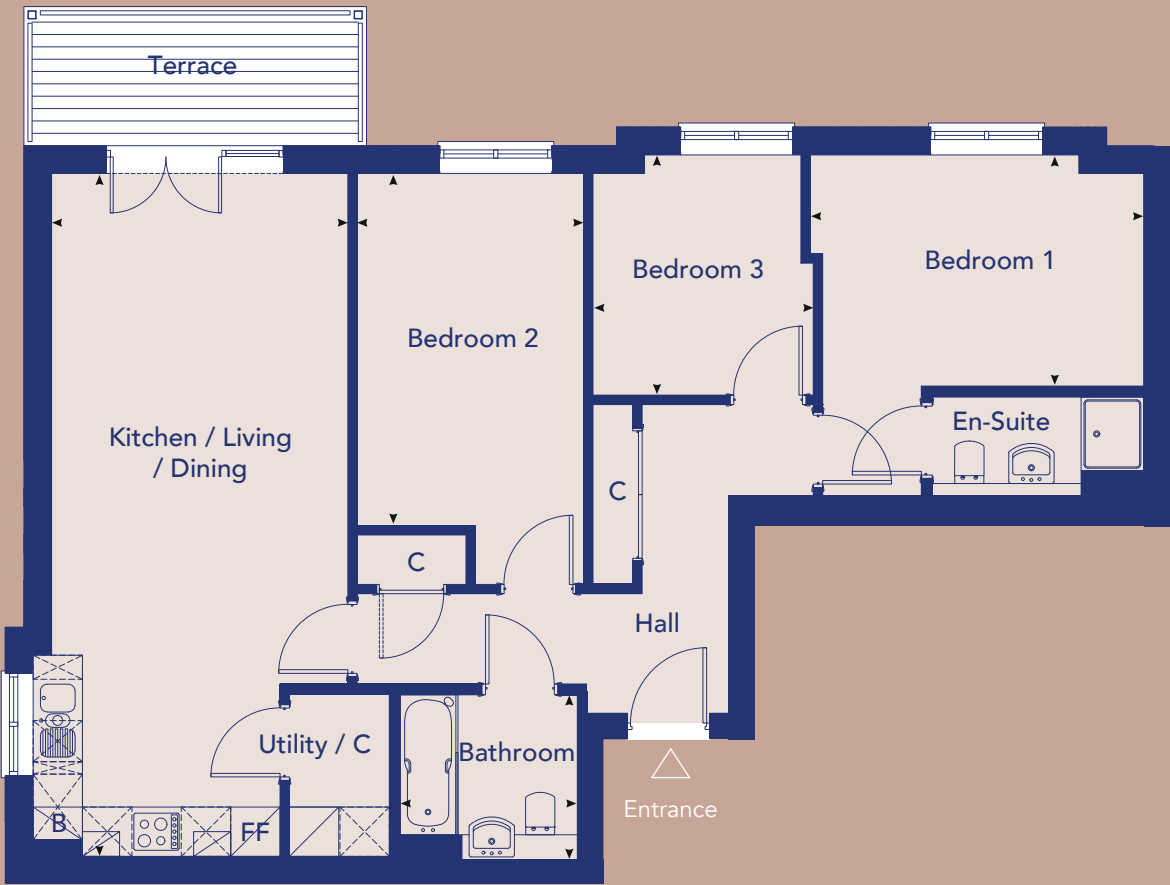
Ground Floor

APARTMENT 3
2 BEDROOMS
70.0m²

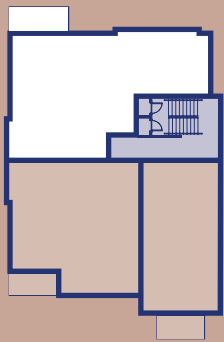
Kitchen/Living/Dining	7.20m x 4.24m
Bedroom 1	5.16m x 3.20m
Bedroom 2	5.16m x 2.63m
Bathroom	2.15m x 2m

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BLOCK A



Ground Floor

APARTMENT 4
3 BEDROOMS
86.7m²

Kitchen/Living/Dining	8.29m x 3.59m
Bedroom 1	2.80m x 4.05m
Bedroom 2	4.99m x 2.75m
Bedroom 3	2.91m x 2.67m
Bathroom	2m x 2.15m

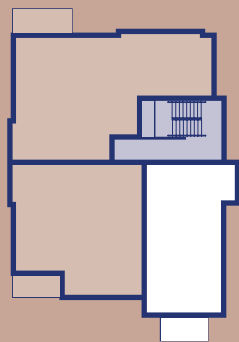
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BLOCK A



First & Second Floor

APARTMENT 5 & 8

1 BEDROOM

53.1m²

Kitchen/Living/Dining	4.55m x 5.04m
Bedroom	3.35m x 4.56m
Bathroom	2m x 2.15m

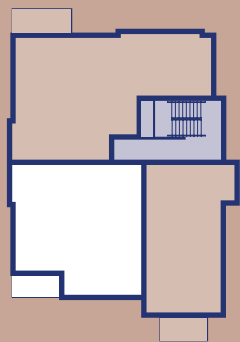


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BLOCK A



First & Second Floor

APARTMENT 6 & 9

2 BEDROOMS

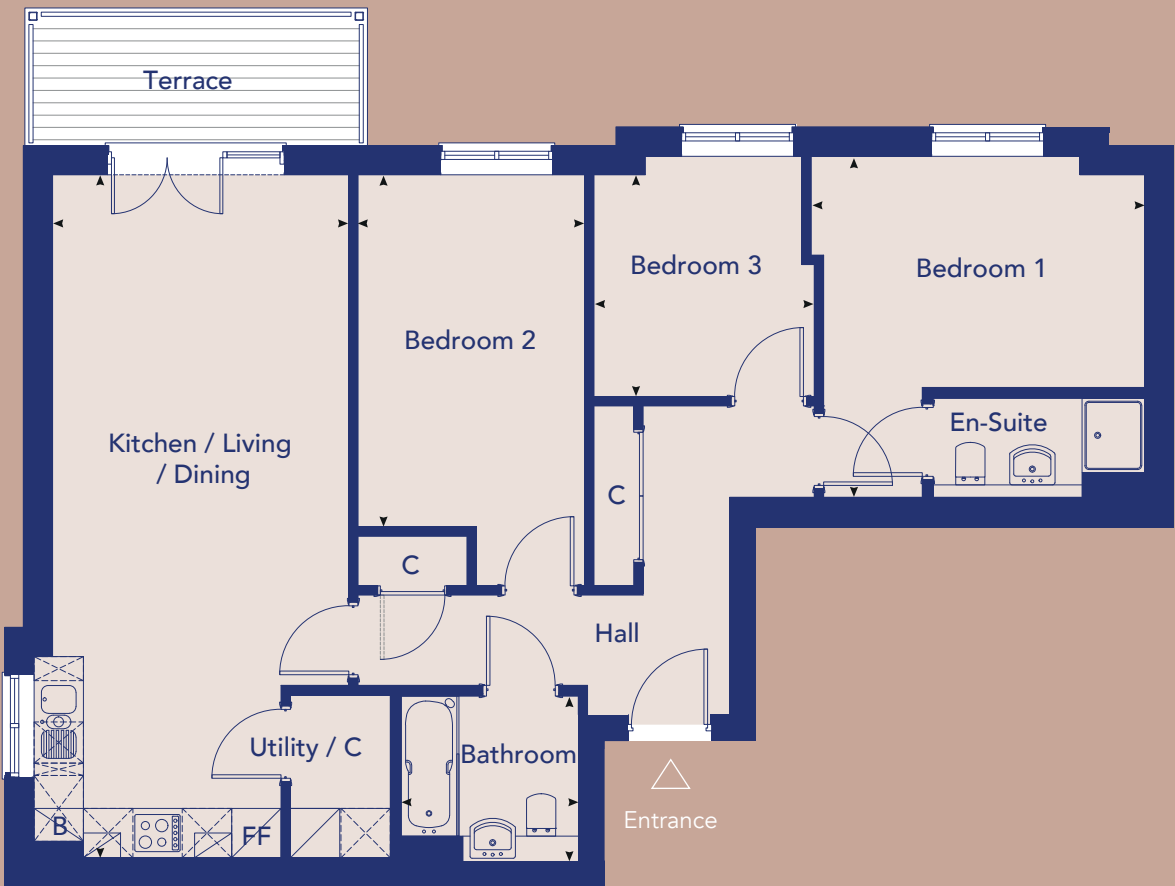
70.0m²

Kitchen/Living/Dining	7.20m x 4.24m
Bedroom 1	5.16m x 3.20m
Bedroom 2	5.16m x 2.63m
Bathroom	2.15m x 2.00m



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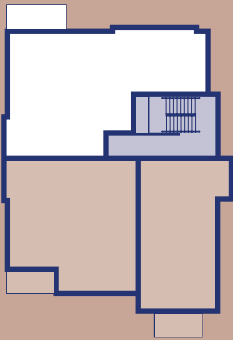


BLOCK A

APARTMENT 7 & 10

3 BEDROOMS

86.7m²

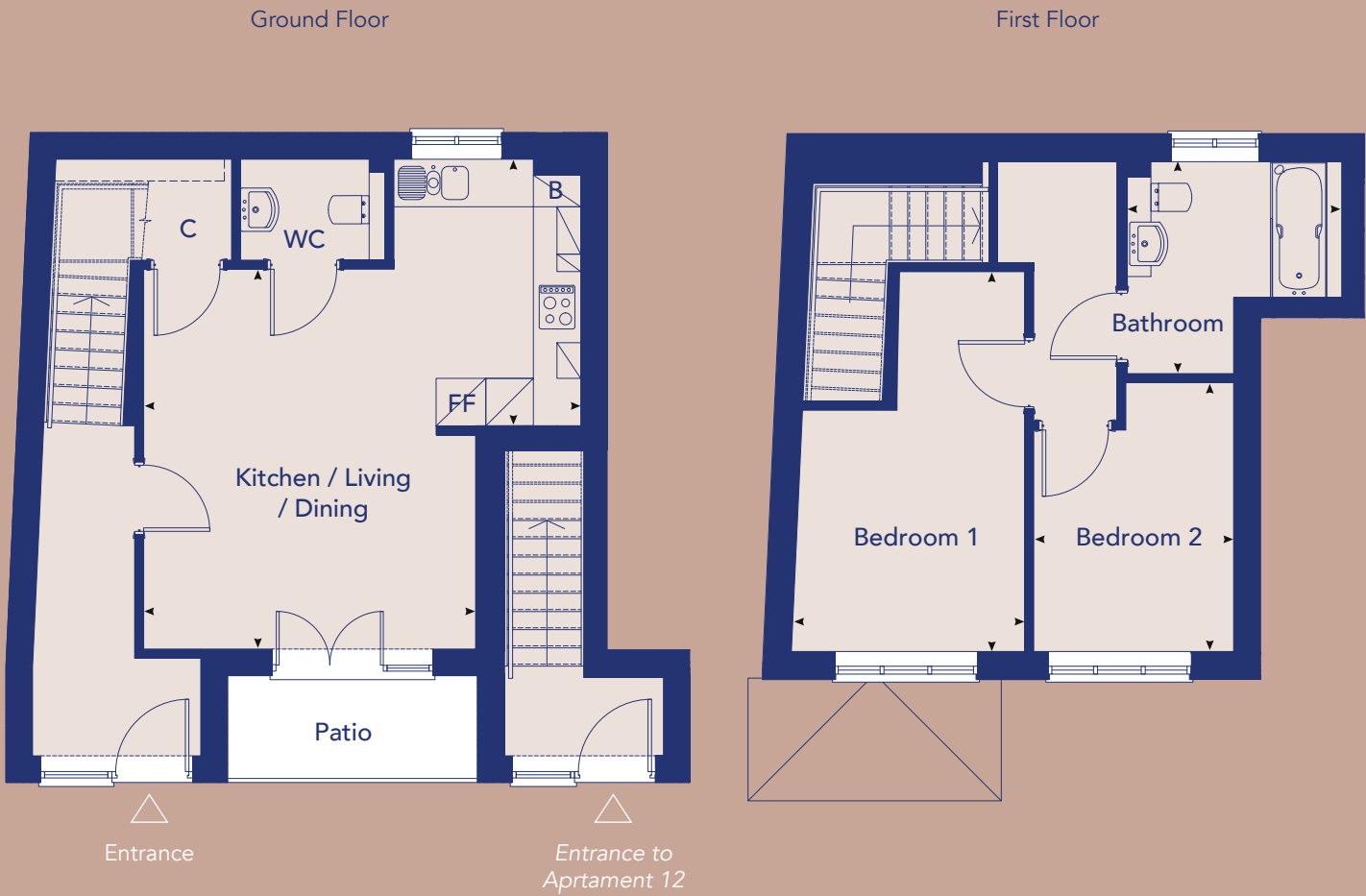


First & Second Floor

Kitchen/Living/Dining	8.29m x 3.59m
Bedroom 1	4.14m x 4.05m
Bedroom 2	4.99m x 2.75m
Bedroom 3	2.91m x 2.67m
Bathroom	2m x 2.15m

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BLOCK B

APARTMENT 11

2 BEDROOMS (DUPLEX)

73.3m²



Ground Floor



First Floor

Kitchen	2.77m x 2.36m
Living/Dining	4.80m x 5.52m
Bedroom 1	4.80m x 2.95m
Bedroom 2	3.40m x 2.52m
Bathroom	2.67m x 2.51m

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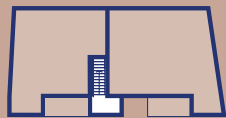


BLOCK B

APARTMENT 12

1 BEDROOM

52.3m²



Ground Floor



First Floor

Kitchen/Living/Dining	7.54m x 4.13m
Bedroom	3m x 3.85m
Bathroom	1.90m x 2.61m

C = Cupboard FF = Fridge Freezer B = Boiler

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BLOCK B

APARTMENT 13

1 BEDROOM

50.0m²



Ground Floor

Kitchen/Living/Dining	7.54m x 4.82m
Bedroom	3.92m x 3.15m
Bathroom	2.15m x 2m

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