



**RUSSELL HILL, PURLEY
SURREY CR8**

Guide Price £1,100,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description

**** Development site for sale with planning granted ****

The plot is currently occupied by a detached four bedroom family home that is to be demolished to make way for the part-2, part-3 storey building with habitable roof space comprising 8 x flats

Location

Nestled in the leafy suburb of Purley, Russell Hill offers excellent connectivity to central London while providing a tranquil residential setting.

Transport Links

****Purley Station**** - A short walk away

- London Bridge: 25 minutes (fastest 20 minutes)

- London Victoria: 31 minutes

****Bus Routes****

- Russell Hill Road stop: 289, 439

- Nearby Purley Hospital stop: 166, 405, 412, 645

A number of good schools are also located nearby

Terms

Unconditional offers are invited - Guide Price £1,100,000 Freehold

CIL: circa £85,577

Data Room

Full plans and further information available in the data room on our website

Access code: russ1

Viewing

Strictly by appointment only -Contact sole agents CSJ 020 8296 1270

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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