

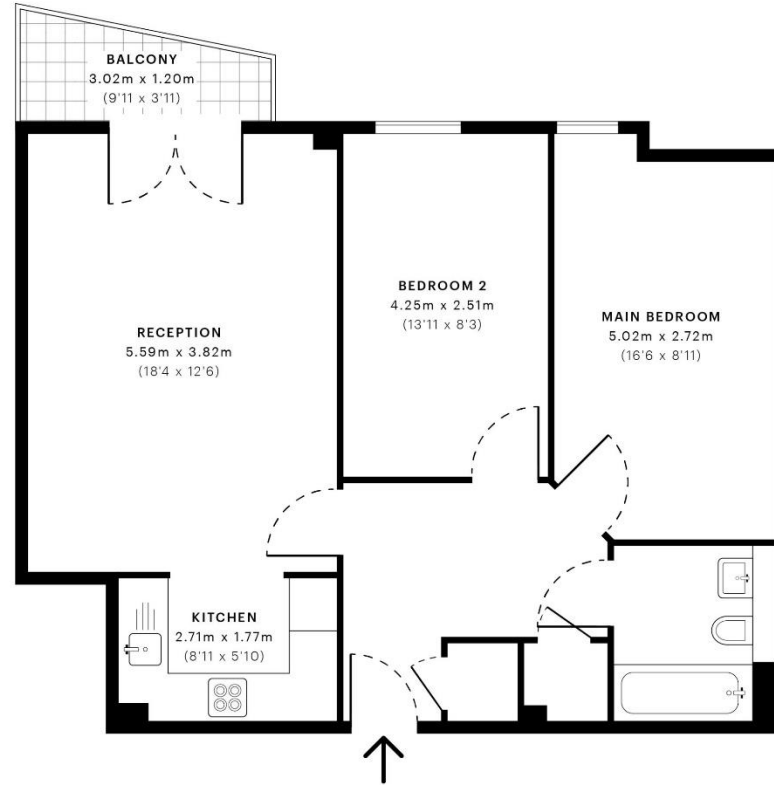
# FOLKLANDS

WHYTECLIFFE ROAD SOUTH, PURLEY  
MONTHLY RENTAL OF £1,600









— Fourth Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
64.98 sqm / 699.44 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
62.22 sqm / 669.73 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
2.69 sqm / 28.95 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 68.00 sqm / 731.95 sqft  
IPMS 3C RESIDENTIAL 65.56 sqm / 705.68 sqft

SPIC ID 61a4f5a3cd0cee0dc1888b33

- ❖ AVAILABLE 1<sup>ST</sup> OF FEBRUARY 2026
- ❖ MOSTLY FURNISHED
- ❖ TWO DOUBLE BEDROOMS
- ❖ FOURTH FLOOR APARTMENT
- ❖ IMMEDIATELY OPPOSITE PURLEY TRAIN STATION
- ❖ LARGE LIVING ROOM
- ❖ WELL PRESENTED THROUGHOUT
- ❖ SMALL BALCONY OFF LIVING ROOM
- ❖ CYCLE HOUSING AVAILABLE
- ❖ EPC EER B



**\*\* Available 1<sup>st</sup> of February 2026 \*\*** A two double bedroom fourth floor apartment conveniently located in the very heart of Purley town centre, immediately opposite the entrance to Purley train station, which provides direct services to London Bridge, London Victoria, Gatwick and St. Pancras International.

Favourably positioned at the rear of the building, this bright & airy apartment is well decorated throughout, enjoys a large living space, has lift access, and is offered to the market as part furnished. Additionally, there is locked cycle housing available for residents.

The accommodation comprises two bedrooms, a stylish three-piece bathroom suite, a contemporary fitted kitchen, and a spacious lounge/ dining room with access to a small balcony.

Furthermore, this property is surrounded by a plethora of shops, cafes & restaurants and in our opinion would make a perfect home for professionals commuting into London.

