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BOND & SHERWILL



Iron Railway Close

Located just moments from Coulsdon South Railway Station, this generously-sized one-bedroom second-floor apartment is ideal for anyone looking to enjoy contemporary living.

The interior benefits from an open-plan living room with dining area, modern kitchen, shower room and a hallway currently being used as a home office area.

The property also benefits from a balcony with stunning views and allocated parking.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. In addition the surrounding area is widely served by a variety of bus routes. Local shops include Waitrose and additional supermarkets along with further shopping opportunities and gyms across Croydon, while Coulsdon High Street has a number of popular restaurants. Local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

£ 310,000

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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Hallway

The hallway includes cupboard with space for washing machine and housing gas & electric meters, radiator and smoke alarm.



Kitchen Area

The kitchen area is open-plan with the lounge and includes wall & base level units with work surface area, partially-tiled walls, four-ring electric hob with electric oven & extractor hood, one & a half bowl stainless-steel sink with drainer, integrated fridge-freezer, integrated fridge, integrated dish-washer, island with base units & work surface area, wooden flooring and smoke alarm.



Lounge Area

The lounge is open-plan with the kitchen and includes a dining area, two concealed radiators, two double-glazed single-casement windows, storage cupboard, wooden flooring and double-glazed glass-panel door to balcony.

Balcony

The balcony is laid to turf and includes a seating area with views over the local area.



Bedroom

The bedroom includes double-glazed single-casement window, concealed radiator, cupboard housing boiler and wooden flooring.

Shower Room

The shower room includes shower enclosure with wall-controls & shower hose, heated chrome towel rail, partially-tiled walls, tiled floor, pedestal wash-hand basin with stainless-steel mixer tap, low-level W.C with dual-flush and extractor fan.

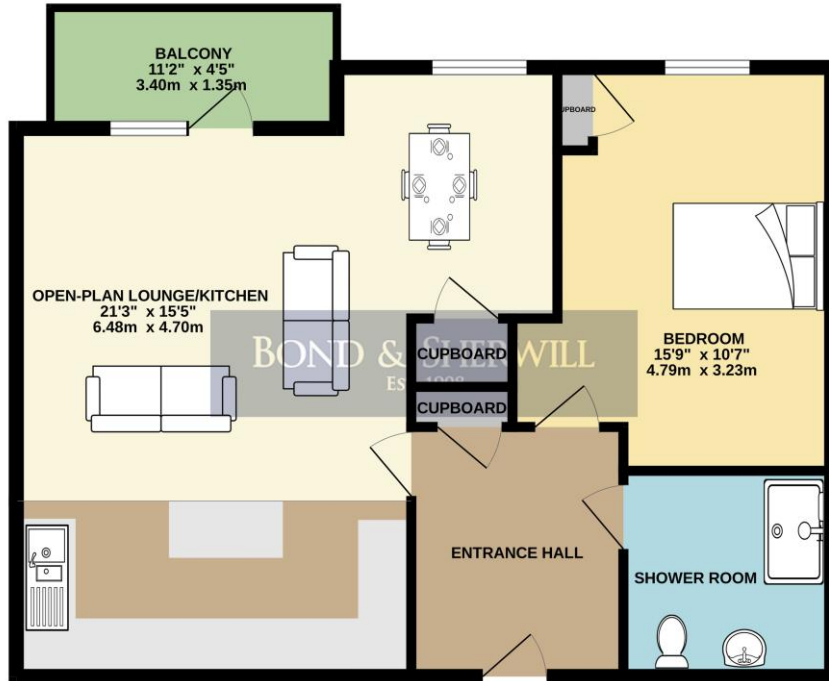


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SECOND-FLOOR
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	84	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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