



barnard marcus

**Golf Side Mews, Coulsdon CR5 2FP**

  
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**welcome to**  
**Golf Side Mews, Coulsdon**

***Magnificent duplex apartment with  
two private balconies and allocated  
parking.***

This stunning duplex apartment, built in 2021, offers a perfect blend of modern design and spacious living, ideal for families or professionals seeking comfort and style. The property features three generous double bedrooms, including a principal suite complete with its own private balcony and a sleek en-suite bathroom. A second, well-appointed family bathroom serves the remaining bedrooms, while a separate W/C adds convenience for guests.

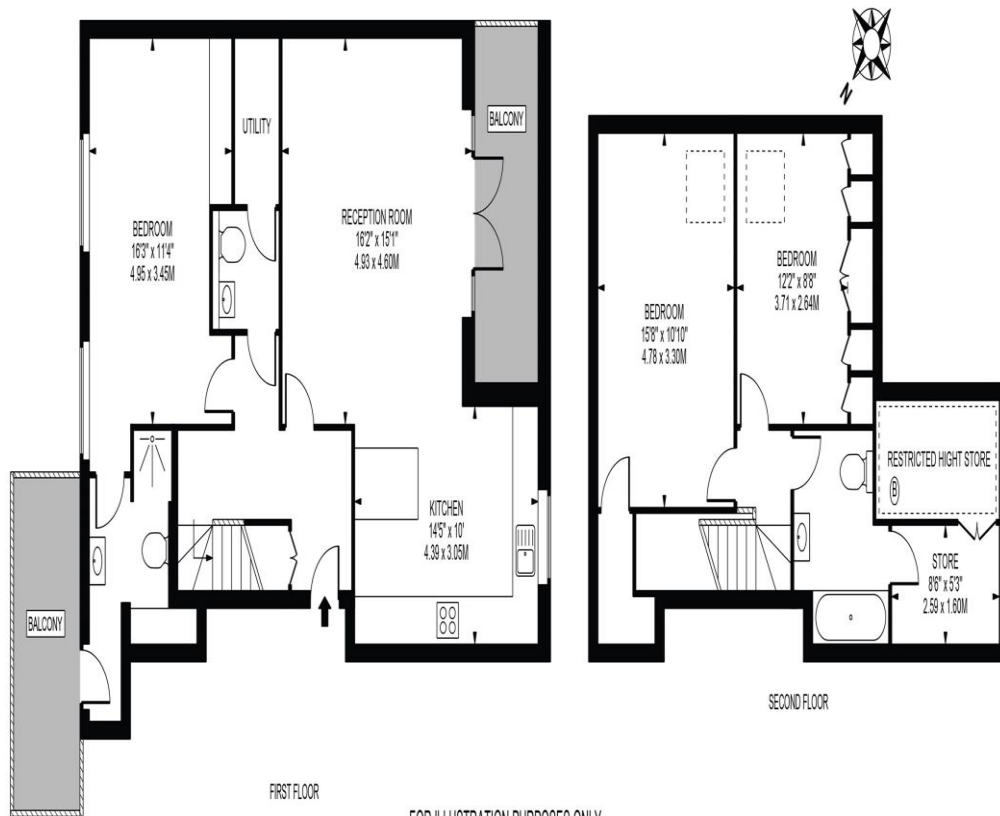


## GOLF SIDE MEWS

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1342 SQ FT - 124.67 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 49 SQ FT - 4.55 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



The heart of the home is a large reception room, filled with natural light and offering direct access to a private balcony through elegant French doors-perfect for entertaining or relaxing outdoors. The high-specification kitchen is fitted with contemporary appliances, a stylish breakfast bar, and plenty of workspace, making it as functional as it is attractive. A separate utility room enhances practicality, and ample built-in storage throughout ensures a clutter-free living experience.

The property also benefits from allocated parking, providing peace of mind for residents. Situated in the sought-after Golf Side Mews development, CR5 2FP, this apartment enjoys a prime location close to the green open spaces of Coulsdon Court Golf Course and Farthing Downs.

The area combines tranquil suburban living with excellent transport links, including nearby Coulsdon South and Coulsdon Town stations offering quick access to Central London. Local amenities, schools, and leisure facilities are all within easy reach, making this an exceptional opportunity in a desirable residential enclave.



**welcome to**

## **Golf Side Mews, Coulsdon**

- Duplex Apartment
- Three Double Bedrooms
- Two Bathrooms (One En-suite)
- Generous Reception Room
- Kitchen with Breakfast Bar

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2117.72

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2021.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £525,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SAN107200](https://barnardmarcus.co.uk/Property/SAN107200)



Property Ref:  
SAN107200 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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