



## *Leaden Hill*

£290,000

Ideally situated just a short walk from Coulsdon Town Railway Station and Coulsdon High Street this modern, one-bedroom apartment is chain-free and ideal for anyone looking to enjoy contemporary living close to transport into Central London.

The interior features an open-plan design incorporating a modern kitchen with lounge. The lounge benefits from a larger than average window offering views over communal grounds. Additionally, the interior also comprises a bedroom and a contemporary bathroom. Additional features of this property include lift access and secure underground 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.

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## **Hallway**

The hallway includes radiator, smoke alarm and storage cupboard.

## **Lounge Area**

The lounge is open-plan with the kitchen and includes two radiators and double-glazed single-casement window.

## **Kitchen Area**

The kitchen area includes tiled floor, wall & base level units with work surface area, oven, four-ring gas hob cooker with stainless-steel extractor fan, one & a half bowl sink with drainer, integrated fridge-freezer, space for washing machine, smoke alarm and down-lights.

## **Bedroom**

The bedroom includes radiator and double-glazed single-casement window.

## **Bathroom**

The bathroom includes chrome heated towel rail, low-level W.C with dual flush & concealed cistern, pedestal wash-hand basin with stainless-steel mixer tap, panel-enclosed bath with shower hose attachment, partially-tiled walls and down-lights.

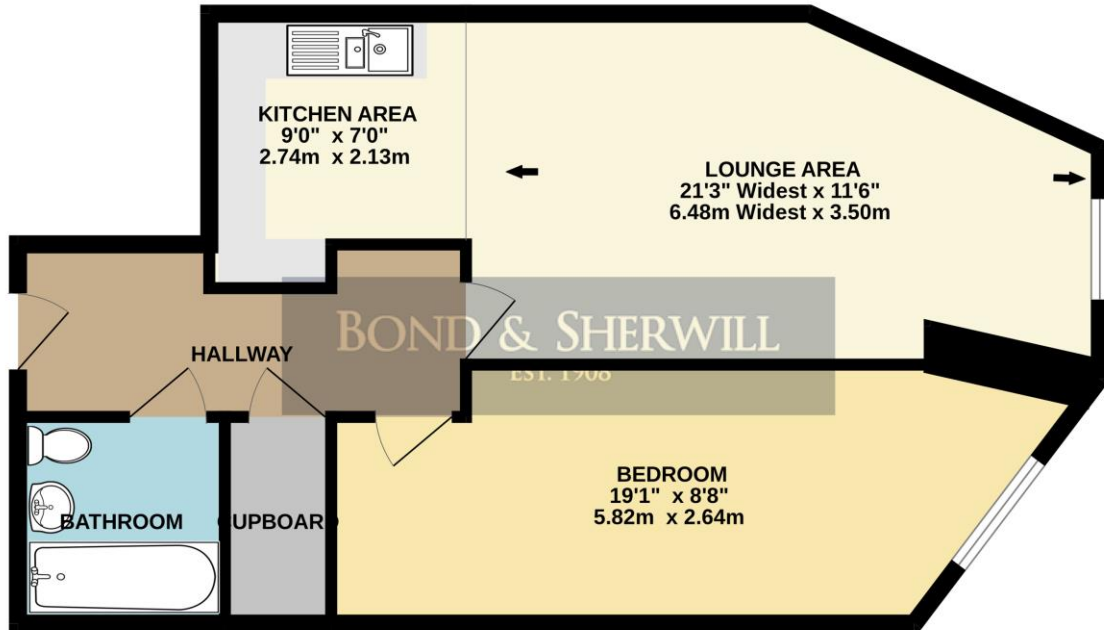
## **Communal Grounds**

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.

# BOND & SHERWILL

## Leaden Hill

SECOND-FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 606 sq.ft. (56.3 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 | 87                      | 87        |
| (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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

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