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## *BOND & SHERWILL*



### *Leo House*

Ideal for commuters, this first-floor one-bedroom apartment is chain-free and located on Coulsdon High Street within good proximity to both Coulsdon South and Coulsdon Town train stations.

Internally, the property consists of an entrance hall, bedroom, open-plan lounge/kitchen with juliet balcony and a modern bathroom. The communal entrance hall also features a cycle rack and the building is served by a heat pump.

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. In addition, the surrounding area is widely served by a variety of bus routes and local shops, with three supermarkets just a short walk away. The M23/M25 interchange at Hooley provides easy access to a wealth of destinations including the South Coast and Gatwick Airport, while there are a number of sports clubs and leisure facilities in and around Coulsdon.

## £ 215,000

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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## Lounge Area

The lounge area is open-plan with the kitchen and includes double-glazed glass-panel double-doors to Juliet balcony, radiator, two double-glazed windows and cupboard.



## Kitchen

The kitchen is open-plan with the lounge and includes wall & base level units with work surface area, stainless-steel sink with drainer & mixer tap, four-ring electric hob with stainless-steel extractor hood, oven, dish-washer, free-standing fridge-freezer, microwave and space for washing machine.



## Entrance Hall

The entrance hall includes entry phone system.



## Bathroom

The bathroom includes tile enclosed bath with shower attachment & wall controls, partially-tiled walls, bathroom cabinet, tiled floor, wash-hand basin with stainless-steel mixer tap, low-level W.C with dual-flush & concealed cistern and extractor fan.

## Bedroom

The bedroom includes two double-glazed single-casement windows and radiator.

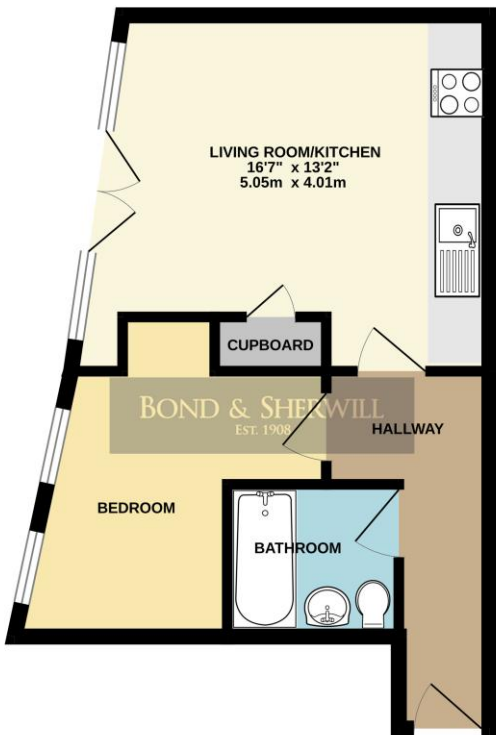


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## Leo House

FIRST-FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 363 sq.ft. (33.7 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+) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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