DANIEL ADAMS

 Flat 15, Wynne House, 10 Leaden Hill

Coulsdon, CR5 2DZ

£319,950

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Flat 15, Wynne House, 10 Leaden Hill

Coulsdon, CR5 2DZ

Nestled in the charming area of Leaden Hill, Coulsdon, this stunning two-bedroom top floor flat is a perfect choice for those seeking modern living with convenience. Built in 2019, the property boasts a generous and well-designed space, making it ideal for both first-time buyers and investors alike.

As you enter, you are greeted by a welcoming entrance hall that leads to a bright and airy lounge, seamlessly open to the contemporary kitchen area. This delightful space is further enhanced by a door that opens onto a private balcony, offering breathtaking views across Coulsdon – a perfect spot to unwind after a long day.

The flat features two spacious bedrooms, one of which benefits from an en-suite shower room, providing added privacy and comfort. An additional bathroom serves the second bedroom and guests, ensuring convenience for all.

Residents will appreciate the communal lift and entryphone system, adding an extra layer of security and ease of access. The property is being offered to the market with no onward chain, making it an attractive option for those looking to move swiftly.

Situated just off the high street, you will find a variety of local eateries and two mainline stations within easy reach, making this flat an excellent choice for commuters. An internal viewing is essential to fully appreciate the quality and charm of this modern flat. Do not miss the opportunity to make this wonderful property your new home. Call now to arrange a viewing.
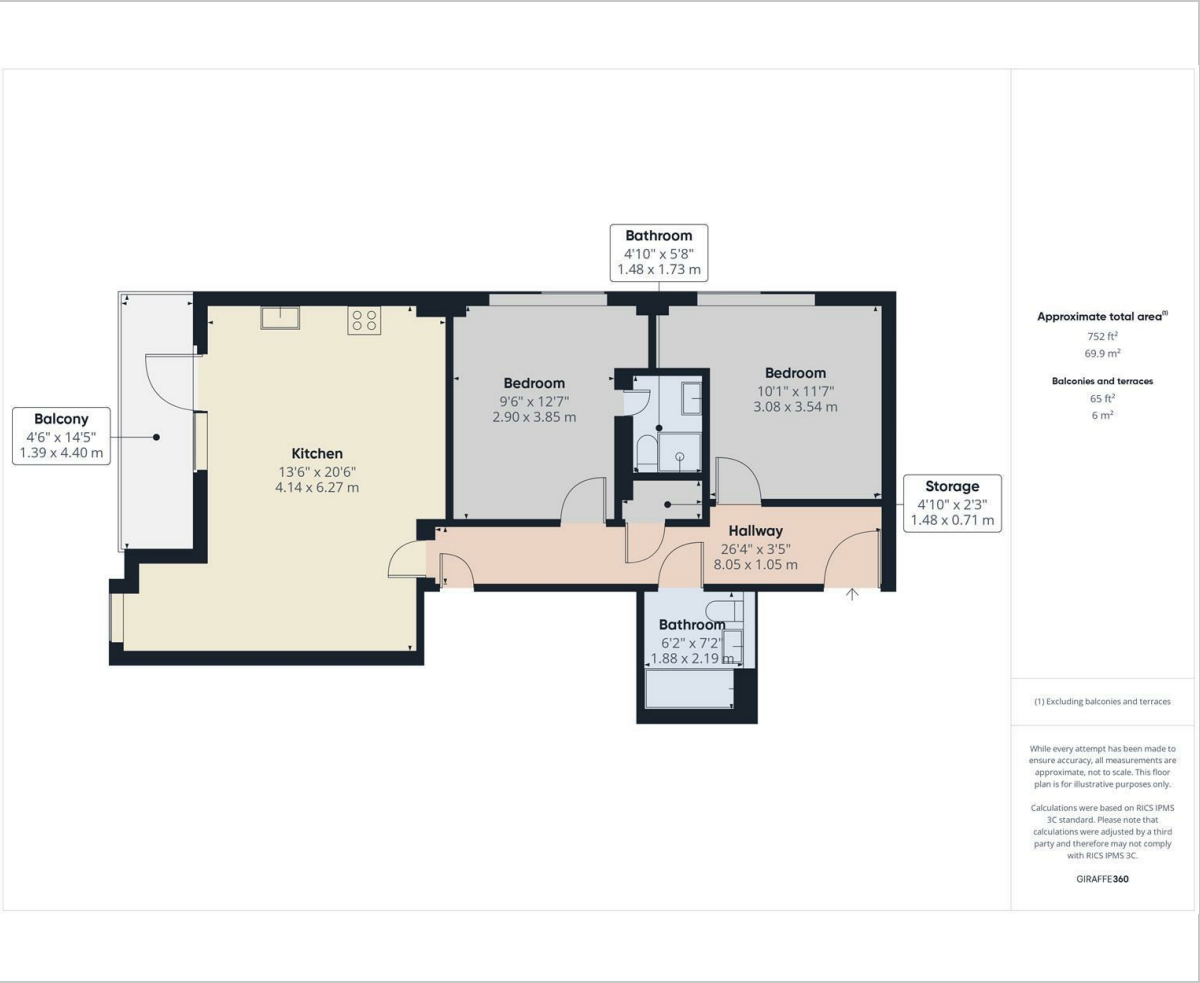
communal entrance hall

lift to top floor

front door

entrance hall

lounge-kitchen-dining area

bedroom 1

en-suite shower room

bedroom 2

bathroom

balcony

Floor Plan

Bathroom
4'10" x 5'8"
1.48 x 1.73 m

Balcony
4'6" x 14'5"
1.39 x 4.40 m

Kitchen
13'6" x 20'6"
4.14 x 6.27 m

Bedroom
9'6" x 12'7"
2.90 x 3.85 m

Bedroom
10'1" x 11'7"
3.08 x 3.54 m

Storage
4'10" x 2'3"
1.48 x 0.71 m

Hallway
26'4" x 3'5"
8.05 x 1.05 m

Bathroom
6'2" x 7'2"
1.88 x 2.19 m

Approximate total area[1]
752 ft²
69.9 m²

Balconies and terraces
65 ft²
6 m²

(1) Excluding balconies and terraces

While every attempt has been made to
ensure accuracy, all measurements are
approximate, not to scale. This floor
plan is for illustrative purposes only.

Calculations were based on RICS IPMS
3C standard. Please note that
calculations were adjusted by a third
party and therefore may not comply
with RICS IPMS 3C.

GIRAFFE**360**

Area Map

Map data ©2025

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	83	83

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

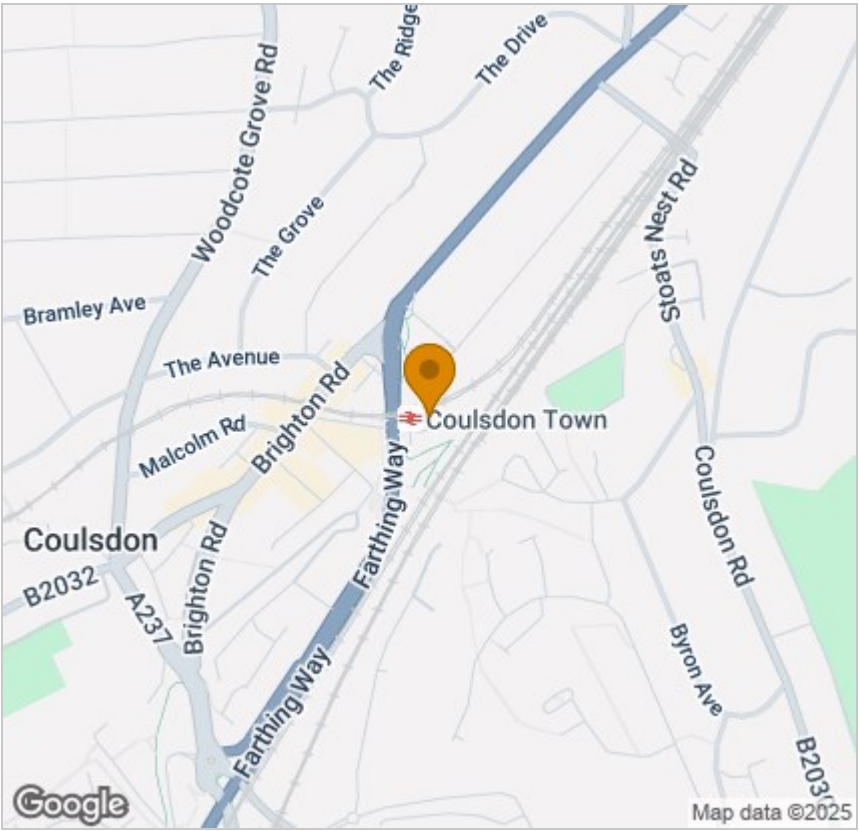**England & Wales** — EU Directive 2002/91/EC

Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878
if you wish to arrange a viewing appointment for this property or require further information.

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