



**23 Lion Green Road**  
Coulston, CR5 2BS

**Price Guide £250,000**



## 23 Lion Green Road

Coulsdon, CR5 2BS

Nestled in the heart of Coulsdon, this modern two-bedroom flat offers an exceptional living experience for both first-time buyers and commuters alike. Built between 2010 and 2019, this purpose-built apartment is designed with contemporary living in mind and is conveniently located on the bustling High Street.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious open-plan lounge and kitchen area. This inviting space is perfect for entertaining or relaxing, with patio doors that open onto a delightful balcony, extending along the side of the property and seamlessly connecting to the first bedroom. The first bedroom is generously sized and features an en-suite shower room, providing a private retreat. The second bedroom is also well-proportioned, making it ideal for guests or as a home office. A family bathroom completes the accommodation, ensuring ample facilities for all residents.

The heating and hot water bills are included in the service charge as the flat is an eco style build, with heating and hot water provided by an air source heat pump.

The flat is equipped with an entry phone system for added security and convenience. Residents will also benefit from a communal entrance hall that includes a bike storage area, catering to those who enjoy cycling.

With no onward chain, this property is ready for you to move in and make it your own. Its prime location means you are within walking distance of two train stations, making commuting to London and beyond a breeze. Additionally, a variety of local eateries and amenities are just a stone's throw away, providing everything you need for modern living.

An internal viewing is highly recommended to fully appreciate the space and quality this flat has to offer. Don't miss the opportunity to secure this fantastic home in a vibrant community.





Entrance Hall

Lounge-Kitchen area

Bedroom

En-suite shower room

Bedroom

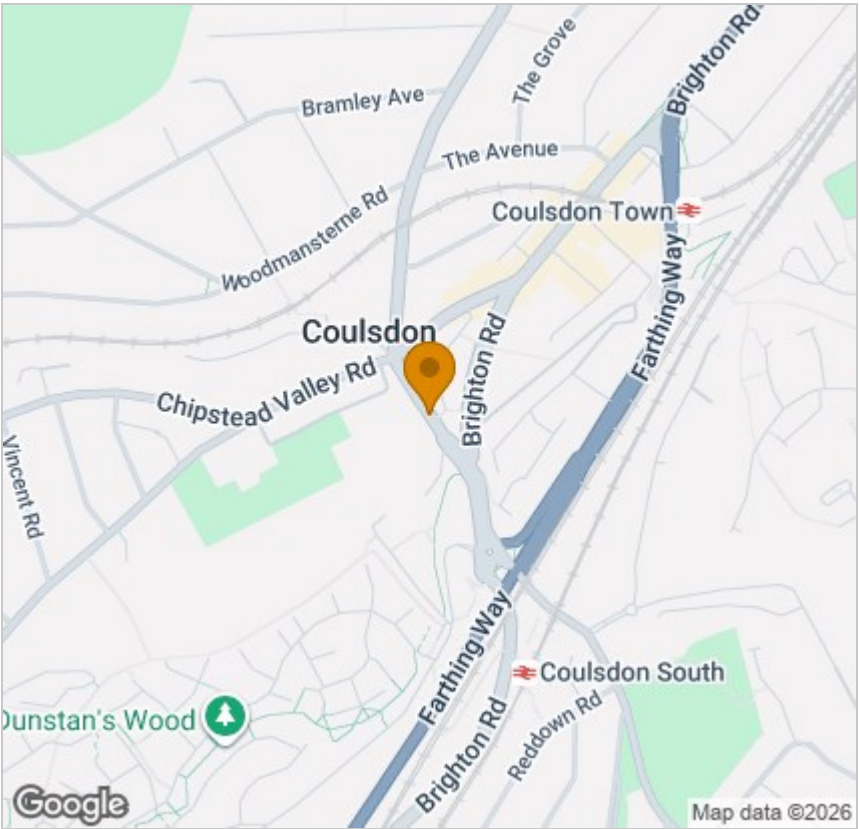
Bathroom



Floor Plan



Area Map



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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Energy Efficiency Graph

