



**22 Smitham Court 31 Leaden Hill**  
Coulson, CR5 2FF

**Price Guide £249,950**





## 22 Smitham Court 31 Leaden

Coulsdon, CR5 2FF

Nestled in the heart of Coulsdon, Leaden Hill presents a modern one-bedroom flat that is ideal for commuters and those seeking convenient access to the vibrant Coulsdon Town Centre. Located on the fourth floor of Smitham Court, this delightful apartment boasts stunning views that can be fully appreciated from its elevated position.

Upon entering, you are greeted by an L-shaped entrance hall that leads into a spacious open-plan lounge, seamlessly integrating the kitchen and dining area. This layout is perfect for both entertaining guests and enjoying quiet evenings at home. A door from the lounge opens onto a charming balcony, providing an inviting space for outdoor dining or simply soaking in the fresh air.

The flat comprises a well-appointed bedroom and a contemporary bathroom, ensuring comfort and functionality for its residents. The property is easily accessible via a lift or communal staircase, making it suitable for all.

Smitham Court is ideally situated next to Coulsdon Town Station, offering excellent transport links for those commuting to London and beyond. Additionally, the high street is just a short stroll away, featuring a variety of local shops and eateries to cater to your everyday needs.

This modern flat is a rare find in a sought-after location, and it is not to be missed. We invite you to call today to arrange a viewing and discover the potential of this lovely home.







Entrance Hall

Lounge open plan to

Kitchen area

Door to

Balcony Area

Bedroom

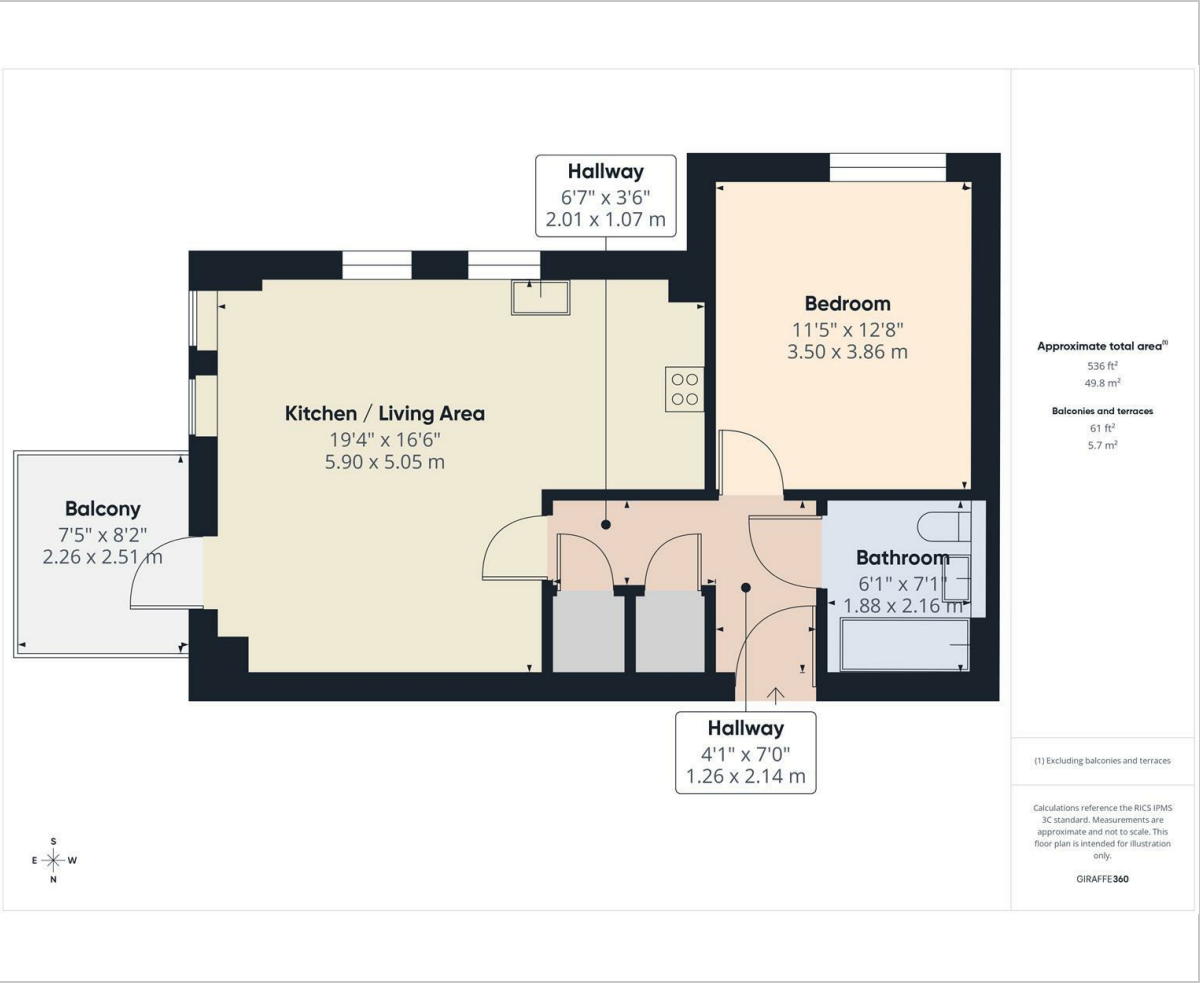
Bathroom

Entryphone System

Communal Lift



Floor Plan



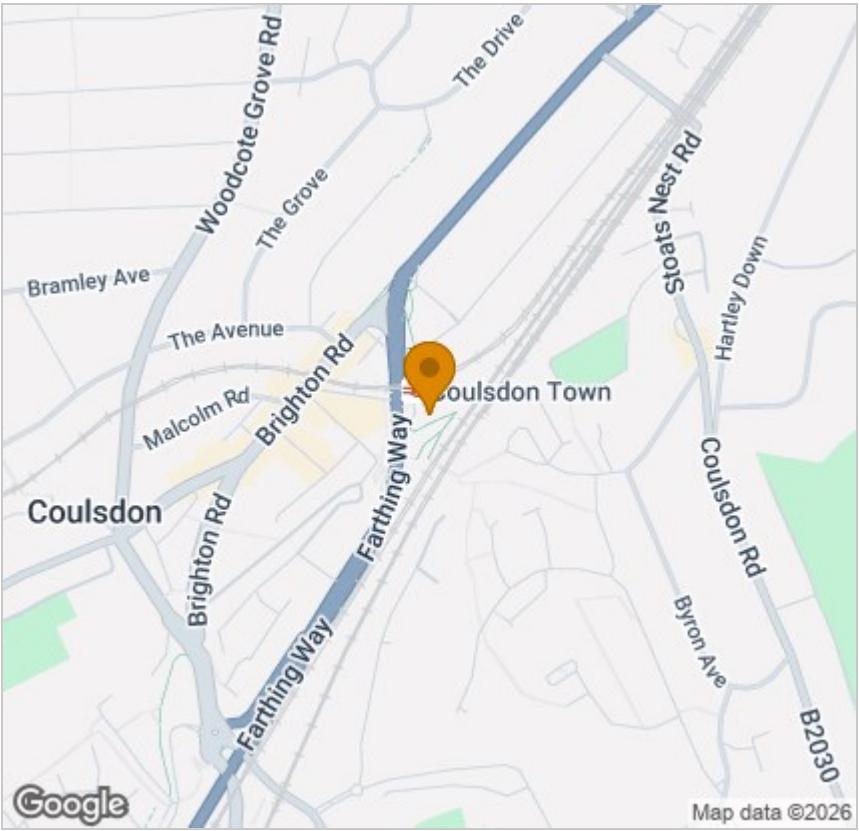
Viewing

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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Area Map



Energy Efficiency Graph

