



7 Embankment House. Iron Railway Close
Coulson, CR5 3JW

£360,000



7 Embankment House, Iron

Railway Close, CR5 2JW

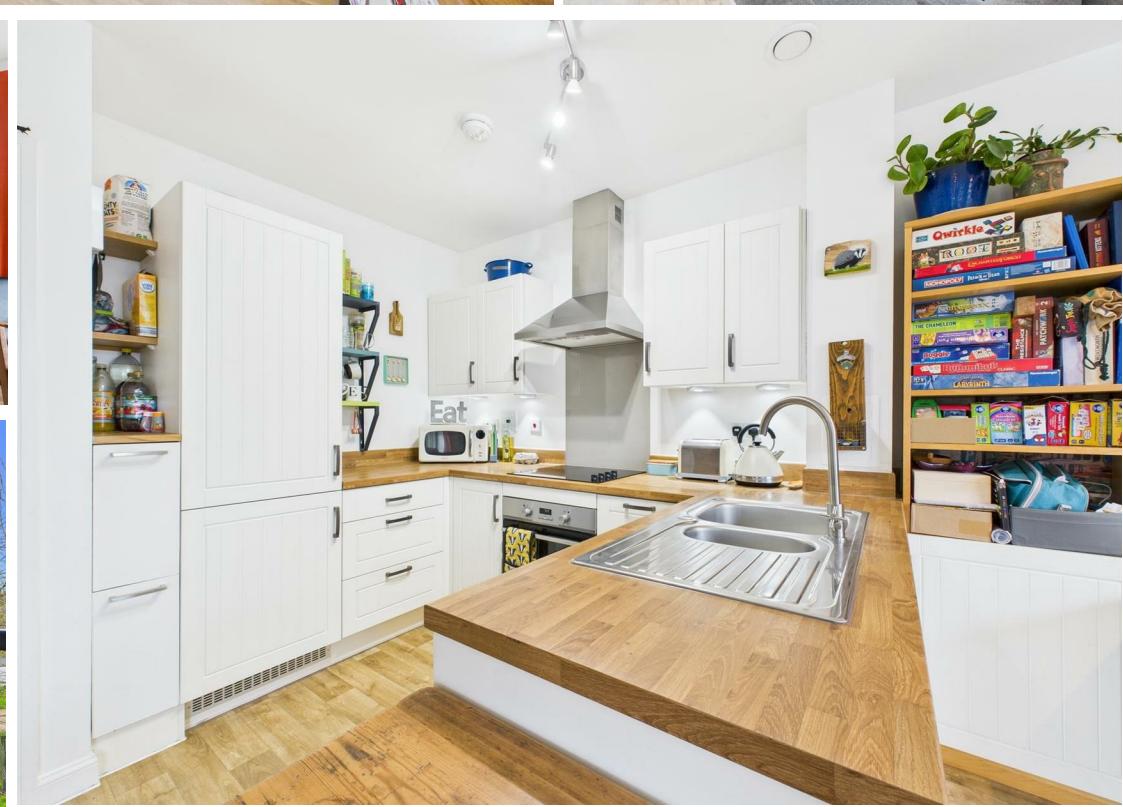
Welcome to this delightful two-bedroom first floor flat located on Iron Railway Close in the sought-after Cane Hill development, Coulsdon. This spacious apartment is an ideal choice for commuters, offering both comfort and convenience.

As you step into the generous L-shaped entrance hall, you will immediately appreciate the ample space this flat provides. The open plan lounge, kitchen, and dining area create a perfect setting for relaxation and entertaining, with large windows that invite natural light and offer lovely views over the well-maintained communal gardens. A door from the lounge leads to a charming balcony, where you can enjoy the serene surroundings.

The flat features two well-proportioned bedrooms, one of which boasts an en-suite shower room, providing a private retreat for its occupant. An additional family bathroom ensures that all needs are met, making this property suitable for both individuals and small families. Further enhancing the appeal of this apartment is the secure entryphone system and the convenience of a designated parking space.

Situated within a quarter of a mile from Coulsdon Town Centre, residents will benefit from a variety of local shops, cafes, and amenities. Coulsdon South Station is also within easy reach, making commuting to London and beyond a breeze.

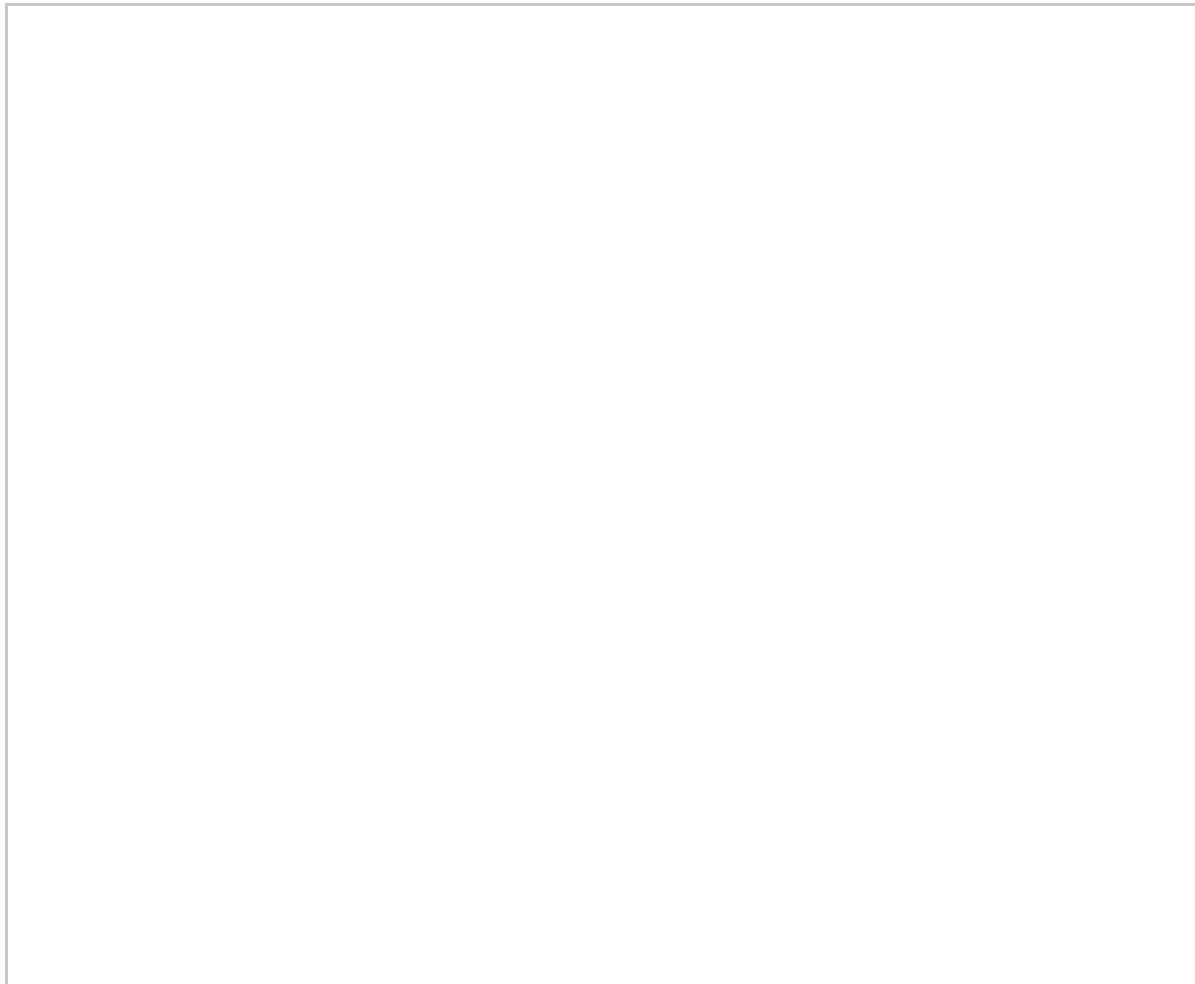
This property is a must-see for anyone looking for a modern, spacious flat in a vibrant community. Do not hesitate to call now to arrange a viewing and discover the potential of this lovely home.





Entrance Hall
Lounge open plan to
Kitchen Area
Balcony
Bedroom 1
En-suite Shower Room
Bedroom 2
Bathroom
Entryphone System
Residents Parking

Floor Plan



Area Map



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ 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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