



Coulsdon Road | | Coulsdon | CR5 1EB

£1,700 Per Month

**BOND & SHERWILL**  
EST. 1908

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£1,700 Per Month



Located within the heart of Old Coulsdon, this three-bedroom first-floor flat is located over commercial premises and comes to the market having been recently refurbished.

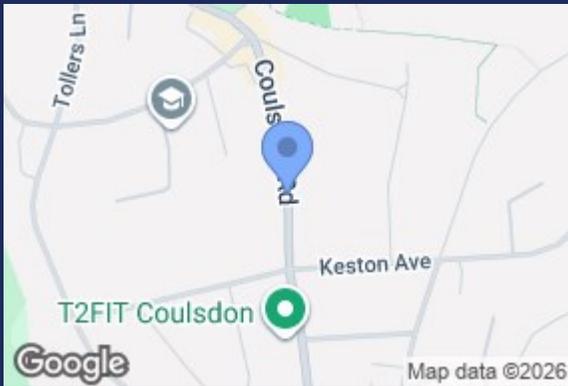
Internally, the property is surprisingly spacious and includes three good-size bedrooms, an open-plan kitchen/lounge, utility room, shower room and separate W.C.

The property is located close to local shops and restaurants within Old Coulsdon such as Morrisons Daily, Danny's Fish & Chips, Post Office and The Tudor Rose. The Old Coulsdon Medical Practice, Grange Park and the stunning Farthing Downs are also in the local area.

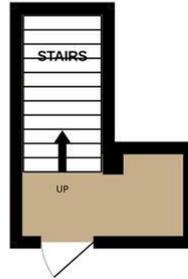
Local bus routes include the 466 and 404 which can be used for destinations including Central Croydon, East Croydon, Purley, Caterham and Coulsdon South. Coulsdon South Railway Station offers swift and easy access into London Victoria, London Bridge, Kings Cross, St Pancras International, Gatwick Airport, Brighton and many other major stations. The M23/M25 interchange at Hooley can be used to access the national motorway network.

There are also a number of golf courses in the local vicinity including Coulsdon Court, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs and leisure facilities.





GROUND FLOOR  
64 sq.ft. (6.0 sq.m.) approx.



FIRST FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.6 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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	79
(39-54) E			
(14-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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