

**Merstham House 3 Iron Railway Close**  
Coulson, CR5 3LF

**£290,000**



## Merstham House 3 Iron Railway

Coulsdon, CR5 3LF

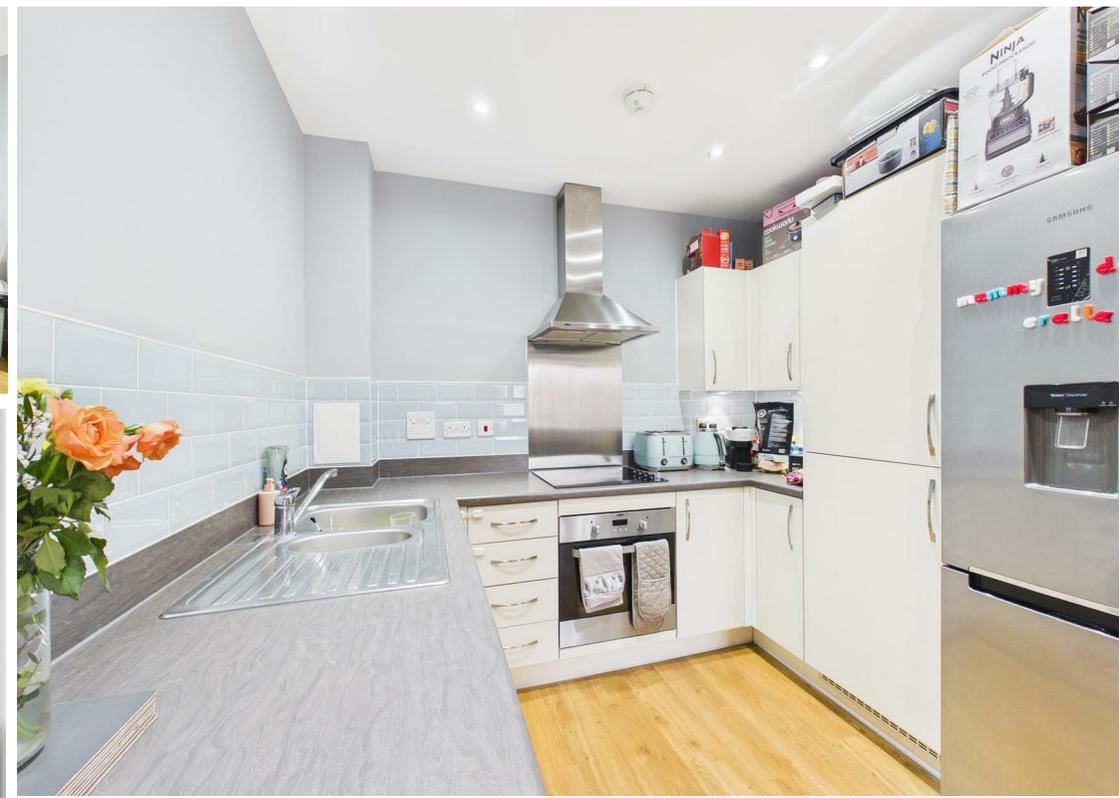
An exceptional opportunity to acquire this beautifully presented one-bedroom upper floor apartment, ideally positioned within the highly desirable Cane Hill Development in Coulsdon.

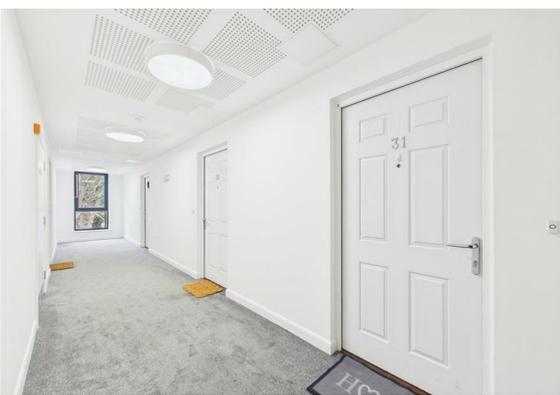
Built within the last 10 years, this modern home offers stylish, contemporary living with immaculate presentation throughout. The apartment boasts a bright and spacious open-plan living area, a well-appointed modern kitchen with integrated appliances, a generous double bedroom, and a sleek, contemporary bathroom suite. Large windows allow for plenty of natural light, enhancing the sense of space and comfort.

Further benefits include a long lease, well-maintained communal areas, and the peace of mind that comes with a recently constructed development.

Perfectly located, the property is within easy reach of Coulsdon South railway station, providing excellent rail links into Central London and beyond — ideal for commuters. Coulsdon's bustling high street is also nearby, offering an array of independent shops, cafés, restaurants, and everyday amenities.

This apartment would make an ideal first-time purchase, investment opportunity, or downsizer's home.





Communal Entrance hallway

Staircase to top floor

Own Entrance hallway

Kitchen/Living area

Bathroom/WC

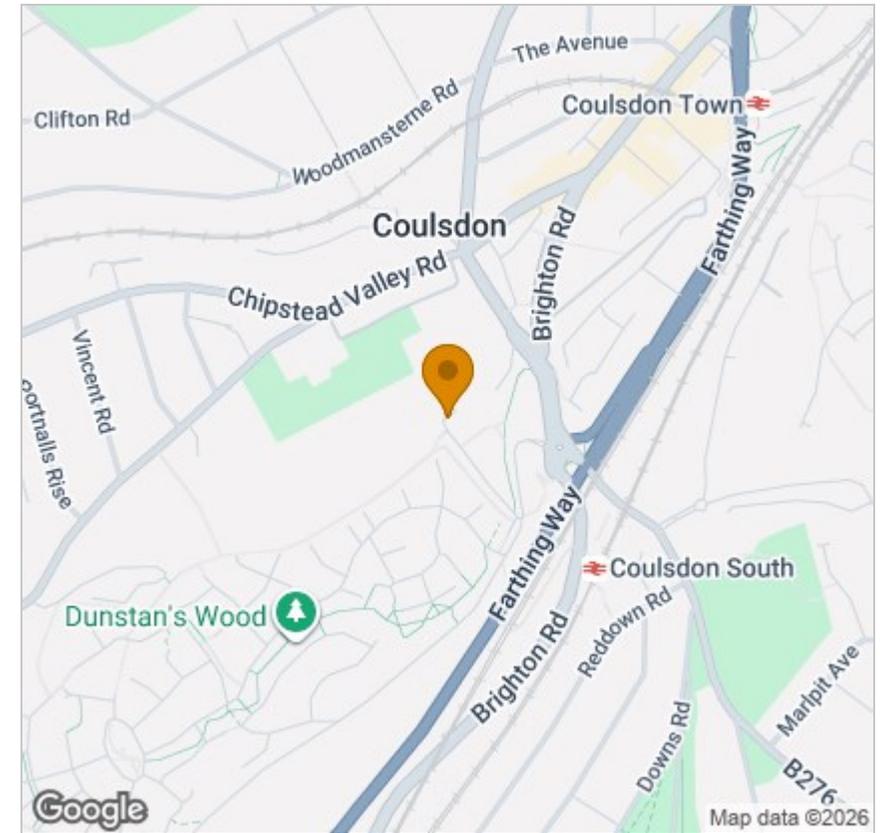
Bedroom

Balcony

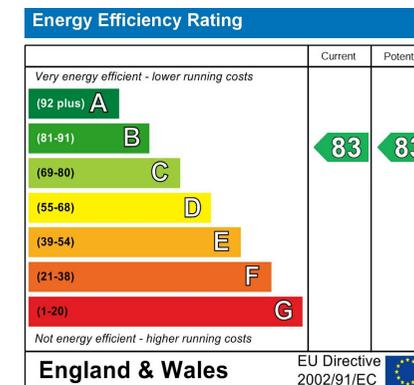
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.



147 Brighton Road,  
Coulsdon,  
Surrey  
CR5 2NJ

Tel: 020 8763 8878

Email: [sales@danieladamsestateagents.co.uk](mailto:sales@danieladamsestateagents.co.uk)

[www.danieladamsestateagents.co.uk](http://www.danieladamsestateagents.co.uk)