



Leo House | 23 Lion Green Road | Coulsdon | CR5 2BS

£1,200 Per Month

BOND & SHERWILL
EST. 1908

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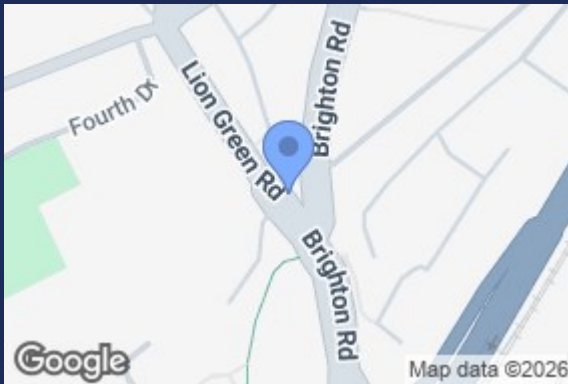
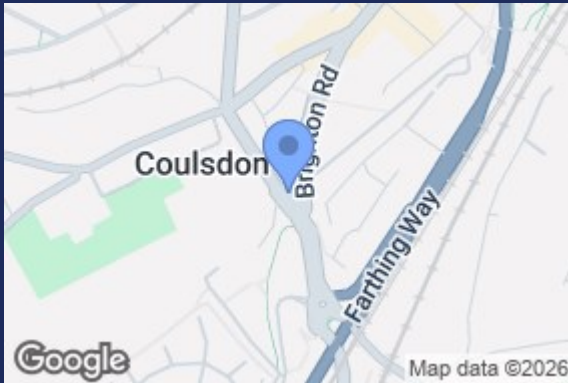
Ideal for commuters, this first-floor one-bedroom apartment is located on Coulsdon High Street just moments away from both Coulsdon South and Coulsdon Town train stations.

In addition, the surrounding area is widely served by a variety of bus routes and local shops, with three supermarkets just a short walk away. The M23/M25 interchange at Hooley provides easy access to a wealth of destinations including the South Coast and Gatwick Airport, while there are a number of sports clubs and leisure facilities in and around Coulsdon.

Internally, the property consists of an entrance hall, separate bedroom, living room, living room/kitchen with fully fitted integrated appliances including fridge freezer, dishwasher, washing machine and built-in microwave, modern bathroom and Juliete balcony.

In addition the communal entrance hall features a cycle rack.





FIRST-FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 363 sq.ft. (33.7 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		84	85
(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	

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