



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

Guide Price £200,000

**BOND & SHERWILL**  
EST. 1908

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Coulsdon | CR5 2BS

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Guide-Price: £200,000 - £210,000

Ideal for commuters, this first-floor one-bedroom apartment is chain-free and located on Coulsdon High Street within good proximity to both Coulsdon South and Coulsdon Town train stations.

Internally, the property consists of an entrance hall, bedroom, open-plan lounge/kitchen with juliet balcony and a modern bathroom. The communal entrance hall also features a cycle rack.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Gatwick Airport and Brighton. 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.

#### Lounge Area

The lounge area is open-plan with the kitchen and includes double-glazed glass-panel double-doors to Juliet balcony, radiator, two double-glazed windows and cupboard.

#### Kitchen

The kitchen is open-plan with the lounge and includes wall & base level units with work surface area, stainless-steel sink with drainer & mixer tap, four-ring electric hob with stainless-steel extractor hood, oven, dishwasher, free-standing fridge-freezer, microwave and space for washing machine.

#### Entrance Hall

The entrance hall includes entry phone system.



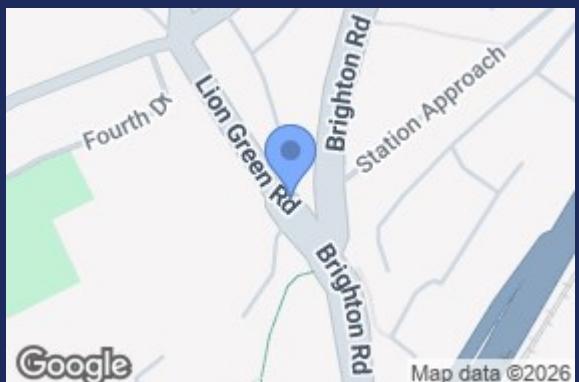


### **Bathroom**

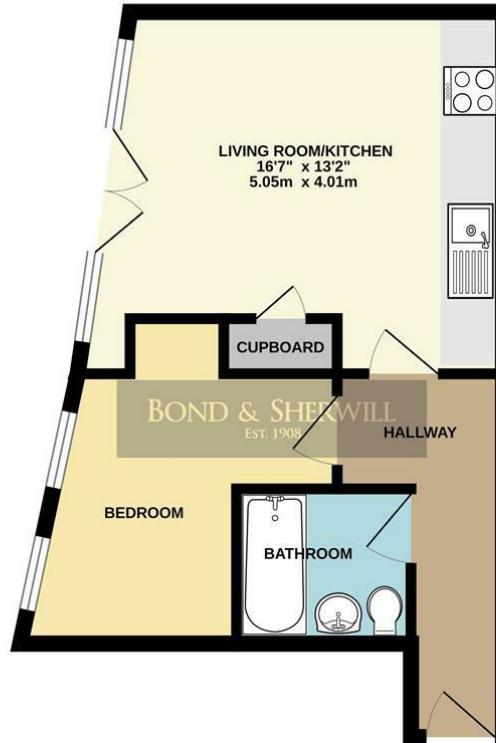
The bathroom includes tile enclosed bath with shower attachment & wall controls, partially-tiled walls, bathroom cabinet, tiled floor, wash-hand basin with stainless-steel mixer tap, low-level W.C with dual-flush & concealed cistern and extractor fan.

### **Bedroom**

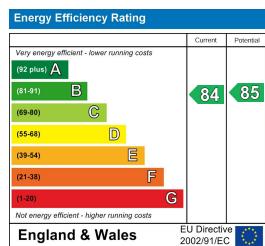
The bedroom includes two double-glazed single-casement windows and radiator.



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



TOTAL FLOOR AREA : 363 sq.ft. (33.7 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items shown are approximate and no responsibility is accepted 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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