

BOND & SHERWILL



Iron Railway Close

Guide-Price: £310,000 - £320,000.

Located on the popular Cane Hill Development, this one-bedroom chain-free second-floor apartment is perfect for anyone who wants generously-sized rooms and contemporary living while having ample connections to Central London.

The interior benefits from an open-plan lounge/diner, modern kitchen, shower room and a hallway with area perfect for a home office space.

The property also benefits from a balcony with stunning views over the local area and allocated parking.

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, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. In addition the surrounding area is widely served by a variety of bus routes. Local shops include Waitrose and additional supermarkets along with further shopping opportunities and gyms across Croydon, while Coulsdon High Street has a number of popular restaurants. Local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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Hallway

The hallway includes a cupboard housing Ideal boiler & with space for washing machine, double-glazed single-casement window and two radiators.

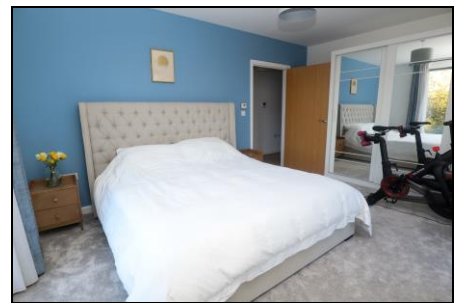
Bedroom

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



Shower Room

The shower room includes double-glazed single-casement frosted-effect window, shower enclosure, pedestal wash-hand basin with stainless-steel mixer tap, low-level W.C with dual-flush, Amtico flooring, chrome heated towel rail, extractor fan and partially-tiled walls.



Lounge Area

The lounge area is dual-aspect and includes Amtico flooring, two radiators, three double-glazed single-casement windows and double-glazed glass-panel door leading to balcony.



Kitchen Area

The kitchen area is open-plan with the lounge and dual-aspect with features including wall & base level units with work surface area, one & a half bowl inset stainless-steel sink with drainer, integrated fridge-freezer, integrated dishwasher, four-ring electric hob, electric oven, and stainless-steel extractor hood.



Balcony

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SECOND-FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(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			
(92-100)	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	

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