



Sperrin House

Coming to the open market for the first time this stunning, one-bedroom, second-floor apartment offers a contemporary design and modern interior combined with good proximity to Coulsdon Town Centre.

The interior features an approximately 23ft wide, triple-aspect, kitchen/diner with velux windows, integrated appliances and balcony. Additionally, this property benefits from a dual-aspect bedroom, contemporary bathroom, hallway and gas central heating. This property also features a communal garden.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Kings Cross, St. Pancras International, 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 well-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.

OIEO £325,000

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Kitchen Area

The kitchen area is triple-aspect and includes wooden flooring, wall & base level units with work-surface area, oven, stainless-steel extractor hood, four-ring electric hob, integrated microwave, integrated fridge-freezer, integrated washer/dryer, integrated dishwasher, undermount one & a half bowl sink with drainer & stainless-steel mixer tap, cupboard housing concealed combination boiler, feature double-glazed gable window, down-light, smoke alarm and velux window.



Lounge Area

The lounge area is triple aspect and includes wooden flooring, two radiators, two double-glazed windows, shutter blinds, double-glazed glass-panel door leading to balcony, skylights and down-lights.

Balcony

The balcony includes lighting and a seating area.



Bedroom

The bedroom is dual-aspect and includes double-glazed single-casement window with shutter blinds, radiator, double-glazed window with shutter blinds, down-lights and smoke alarm.



Bathroom

The bathroom includes tiled floor, partially-tiled walls, chrome heated towel rail, illuminated panel-enclosed bath with wall-fixed controls, shower hose attachment & waterfall shower head, low-level W.C with concealed cistern & dual-flush, wash-hand basin with stainless-steel mixer tap, extractor fan and down-lights.

Hallway

The hallway includes wooden flooring, radiator, entry phone system with video intercom, cupboard, skylight and smoke alarm.

Communal Garden

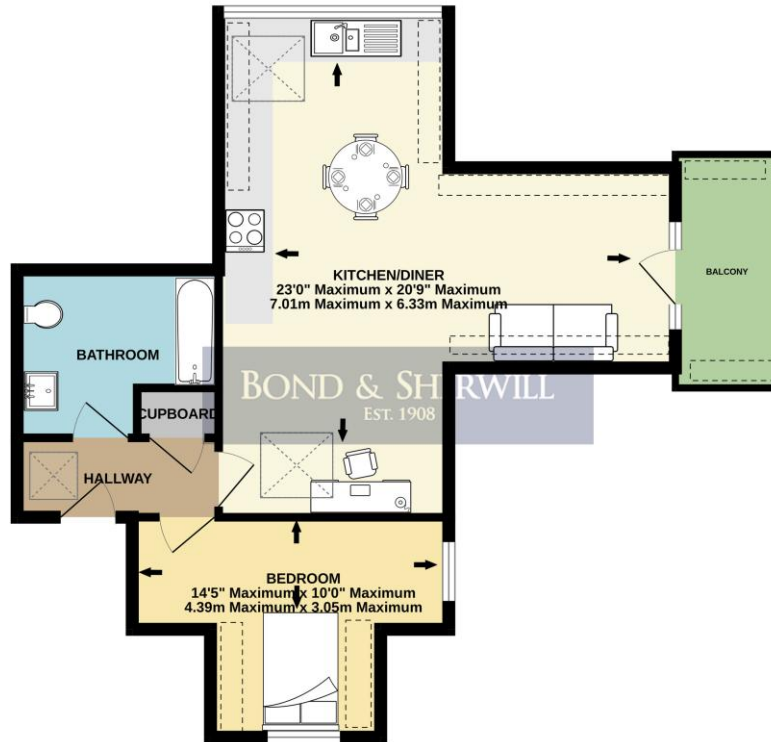


These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.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

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SECOND-FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 549 sq.ft. (51.0 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 Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	84	84
(81-91)	B		
(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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