



FLAT , MERSTHAM HOUSE, IRON RAILWAY CLOSE,  
COULSDON



Hallways are pleased to market this 1 bedroom flat set within Cane Hill Park development just a few minutes walk to Coulsdon South Station. Full of natural light and a lovely modern interior. Long Lease and allocated parking. View now.

**£310,000** Leasehold | 120 Year Lease

**UNDER OFFER**





This excellent one bedroom third-floor flat is offered to the market in great decorative order throughout. It is modern in design with spacious rooms and large floor-to-ceiling windows flooding the property with natural light. The property comprises an open-plan living area with a fully integrated kitchen/dining room, with a fridge freezer, oven with hob and washing / dryer in the storage cupboard. Very spacious lounge section and doors to your own private balcony. The apartment has plenty of storage throughout with a utility cupboard in the hallway. **Allocated Parking.**

The property is perfectly located with Coulsdon South train station just 0.2 miles away providing a 20 minute direct connection to London Bridge station. The Town Centre is on your doorstep with an array of shops, restaurants, and local businesses to enjoy. Take a tour with Hallways' exclusive 3D VR and contact [hello@hallwayssproperty.uk](mailto:hello@hallwayssproperty.uk) to arrange your in-person viewing.

**Council Tax Band: C (Croydon)**  
**Tenure: Leasehold (120 years)**

- Cane Hill Development
- 0.2 miles to Coulsdon South Station
- 120 Year Lease
- Allocated Parking
- Balcony
- Full of natural light
- Great Views
- 1 Bedroom flat
- Leafy Surroundings
- Tastefully decorated
- Short stroll to all shops and restaurants









1 bedroom 50 sqm / 538 sqft

Kitchen/

Living/ Dining 3.85m x 7.13m / 12' 7" x 23' 4"

Bedroom 3.27m x 3.85m / 10' 8" x 12' 7"

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	82	82
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-10 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		

Viewing by appointment only

Hallways Estates Limited

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.