



2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Leaden Hill | Coulsdon | CR5 2FF

**Offers over £335,000**

LOFT

Leaden Hill |  
Coulsdon | CR5 2FF  
Offers over £335,000

- Beautifully presented fourth floor modern apartment
- Private balcony with panoramic views
- Allocated parking space
- Two double bedrooms with an en-suite to the primary bedroom
- Elegantly designed, spacious open plan/kitchen and reception room
- High quality integrated appliances and hard flooring
- Two fully tiled bathrooms
- Ideally situated in the heart of Coulsdon Town centre
- Coulsdon town and Coulsdon South train stations within walking distance

## Fourth Floor

### Hallway



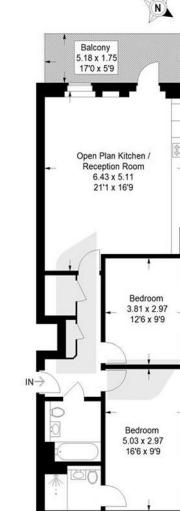
### Open Plan Kitchen/Reception Room

#### Room

21'1 x 16'9 (6.43m x 5.11m)



Smitham Court, CR5  
Approximate Gross Internal Area  
76.4 sq m / 812 sq ft



### Bedroom 1

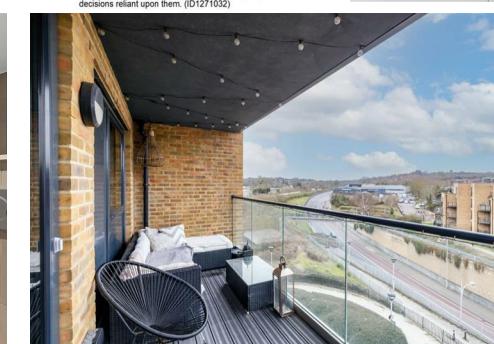
16'6 x 9'9 (5.03m x 2.97m)



### En-Suite

### Bedroom 2

12'6 x 9'9 (3.81m x 2.97m)



### Bathroom

### Outside

### Allocated Parking

### Balcony

17'0 x 5'9 (5.18m x 1.75m)

EPC Rating: B

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