



1 Station Approach Road,  
Coulston, CR5 2BT - Price £450,000

**JOHN BROWN & MARK YOULL**  
SALES & LETTINGS



This luxurious second floor modern penthouse apartment built to a high specification around 2016 is everything you could wish for from a modern living space with excellent rail links into London from two nearby mainline stations. The apartment comprises superb open plan living / kitchen area with a large balcony, three double bedrooms with the en-suite to the master bedroom, separate utility and storage space. The development also boasts gated secure underground car parking and is located in central Coulsdon offering comprehensive facilities including a wide variety of high street shops, cafes and restaurants just a stone's throw away. In addition, Coulsdon South mainline station with its fast and frequent services into both London Victoria and London Bridge along with additional Thames Link services passing through St Pancras as well as the nearby Coulsdon Town mainline station with links into London. The M23 / M25 interchange at Hooley is close-by with London Gatwick Airport just one junction along the M23. The green open spaces of Farthing Downs, maintained by the City of London Corporation and recently awarded National Nature Reserve status, is just a short walk away.

- Modern Penthouse Apartment
- Three Double Bedrooms
- Spacious Living / Kitchen Area
- Large Balcony
- En-suite to Master Bedroom
- Main Bathroom
- Utility & Storage Space
- Gated Secure Underground Car Parking
- Excellent Transport Links
- Central Location





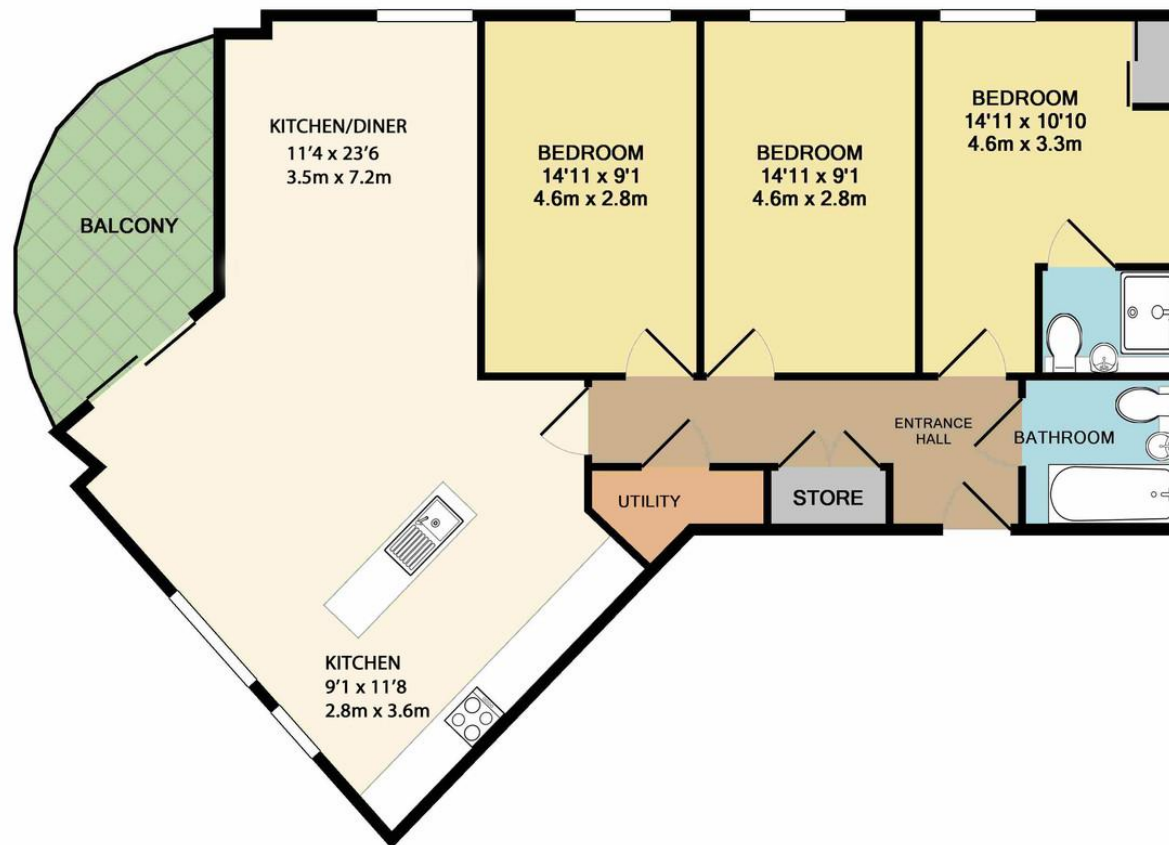
**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

**Money Laundering Regulations:** We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.







TOTAL APPROX. FLOOR AREA 1038 SQ.FT. (96.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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