


# Flat 16, 31, Smitham Court Leaden Hill

**Coulsdon, CR5 2FF**

**£1,300 Per Calendar Month**

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**Flat 16, 31, Smitham Court**
**Leaden Hill**
Coulsdon, CR5 2FF

AVAILABLE NOW – MODERN ONE-BEDROOM FLAT WITH BALCONY TO RENT.

Situated in the heart of Coulsdon, this modern one-bedroom flat at Leaden Hill offers contemporary living in a convenient location. Built in approximately 2017, the purpose-built property provides approximately 549 sq. ft. of well-designed accommodation, ideal for professionals and commuters alike.

The accommodation comprises a welcoming entrance hall leading to a spacious open-plan lounge and kitchen, offering a comfortable and practical living space. Doors from the lounge open onto a private balcony, providing an ideal spot to relax and enjoy the views across Coulsdon Town.

The property further benefits from a well-proportioned double bedroom and a modern bathroom. Additional features include a communal lift and entryphone system.

Conveniently located just off Coulsdon High Street, the flat is within easy reach of local shops, amenities and transport links, making it an excellent choice for those looking for a well-connected home.

Available immediately. Contact Daniel Adams Estate Agents today to arrange your viewing.













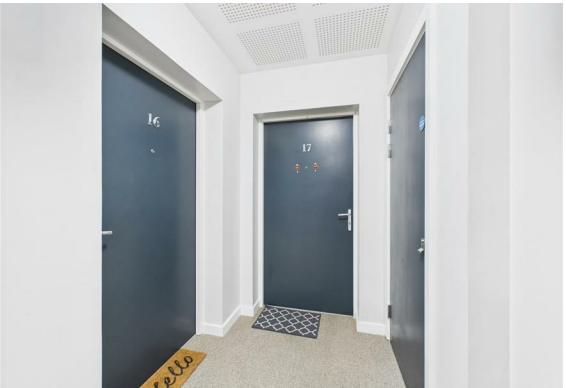






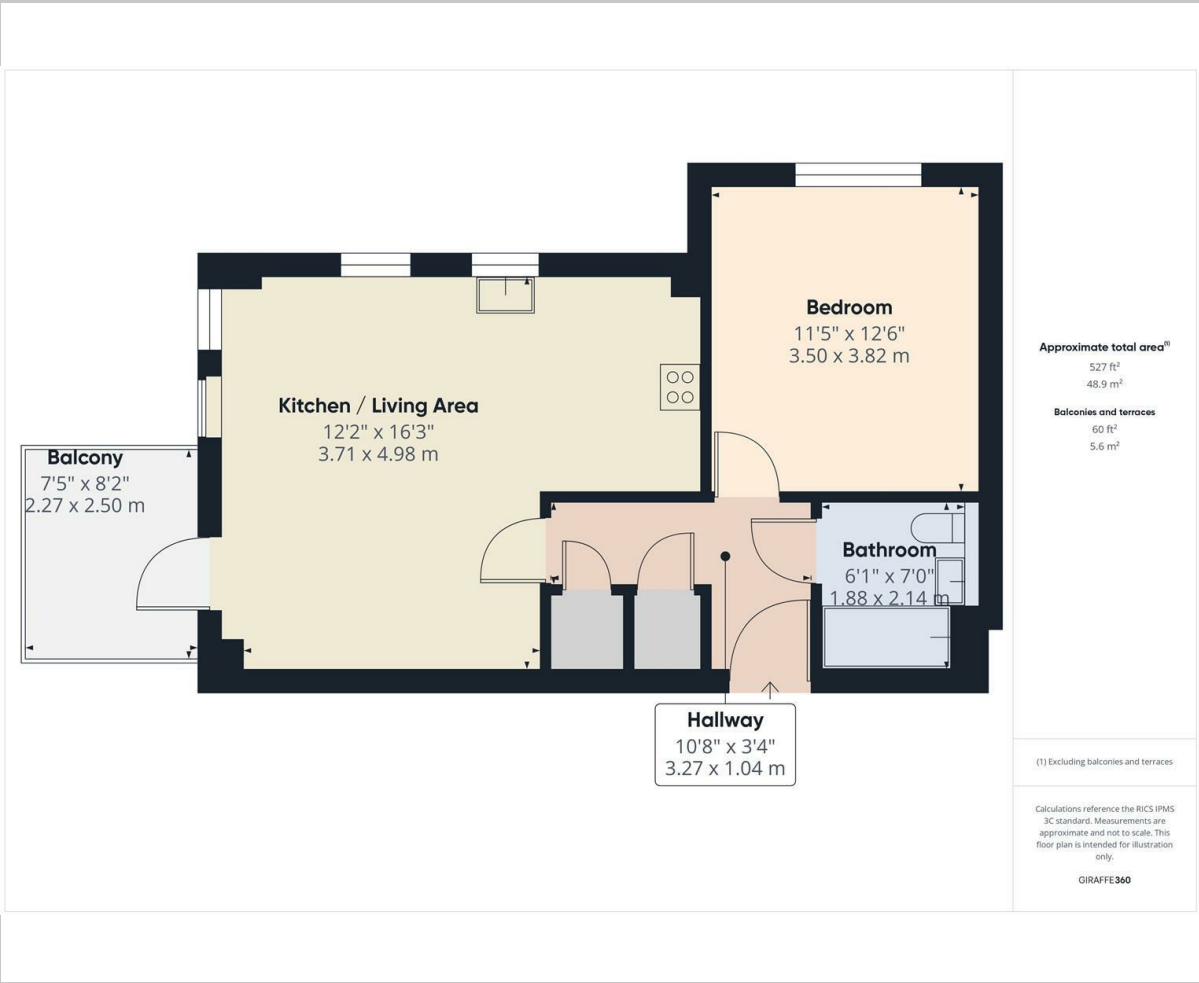




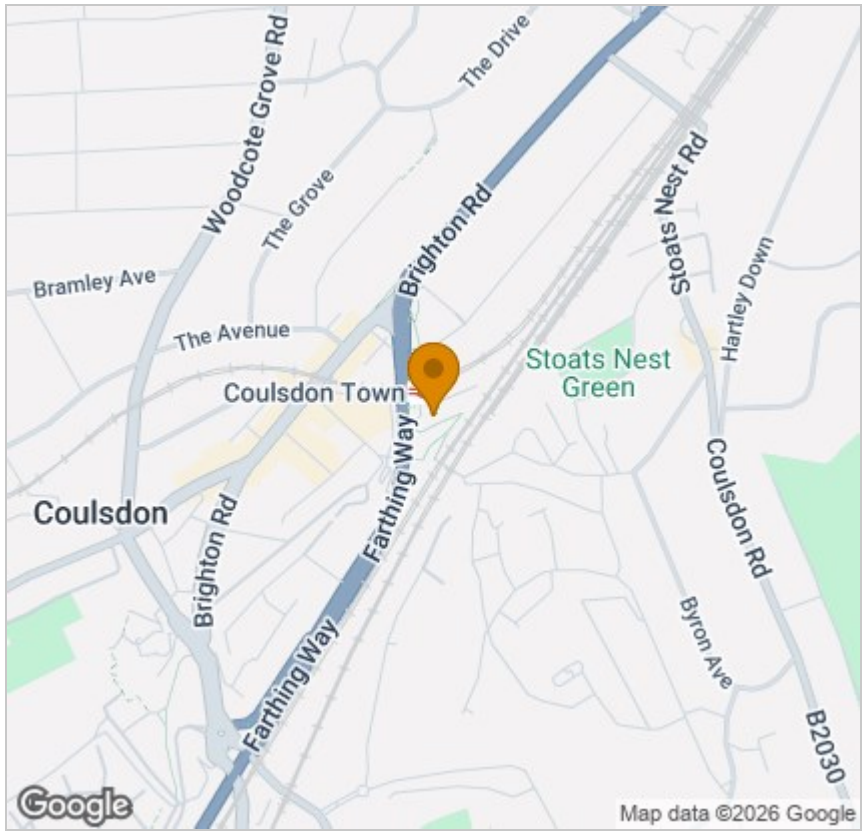


- entrance hall
- lounge - dining room
- open plan to
- kitchen area
- balcony
- bedroom
- bathroom
- two storage cupboards
- entryphone system
- communal lift

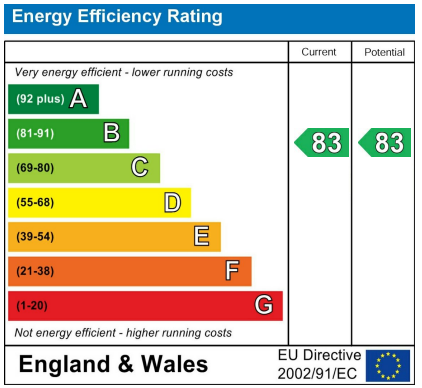
## Floor Plan

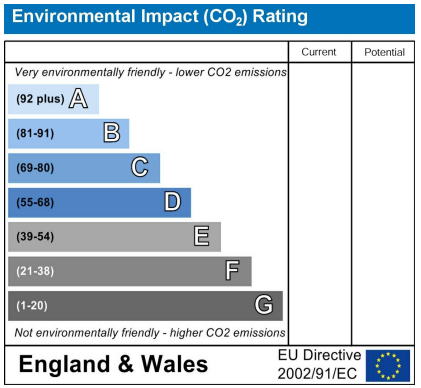



## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878
if you wish to arrange a viewing appointment for this property or require further information.


DANIEL ADAMS

147 Brighton Road,
Coulsdon,
Surrey
CR5 2NJ
Tel: 020 8763 8878
Email: sales@danieladamsestateagents.co.uk
www.danieladamsestateagents.co.uk