

**3 Iron Railway Close**  
Coulston, CR5 3LF

**£116,000**



### 3 Iron Railway Close

Coulsdon, CR5 3LF

40% Shared Ownership – Modern 1 Bedroom Apartment – Cane Hill

An excellent opportunity to acquire a beautifully presented 1 bedroom apartment through shared ownership, offering a 40% share at an affordable level with a current rent of £488.00 per month payable to Southern Housing on the remaining share.

The full market value, as assessed by a RICS valuer, is £290,000, with the added benefit and flexibility to staircase to 100% ownership in the future.

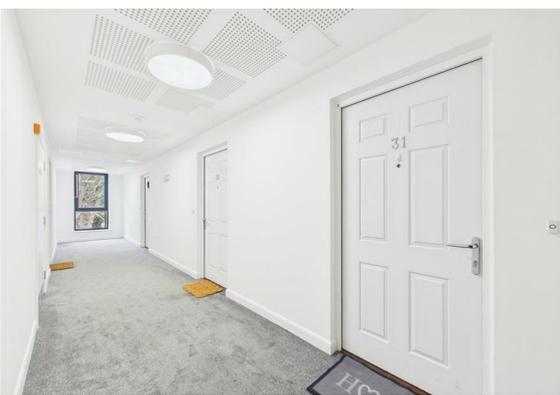
Situated within the highly regarded Cane Hill development, built within the last 10 years, this modern apartment offers stylish and low-maintenance living. The property is well presented throughout, featuring a bright open-plan living space, contemporary kitchen, generous double bedroom, and a modern bathroom suite.

Perfectly positioned for commuters, Coulsdon South railway station is just minutes away, providing convenient links into Central London and surrounding areas.

Cane Hill is a well-respected and thoughtfully designed development, known for its attractive surroundings and community feel, making this an ideal first-time purchase or investment in a sought-after location.

Early viewing is highly recommended to fully appreciate the accommodation and opportunity on offer.





Communal Entrance hallway

Staircase to top floor

Own Entrance hallway

Kitchen/Living area

Bathroom/WC

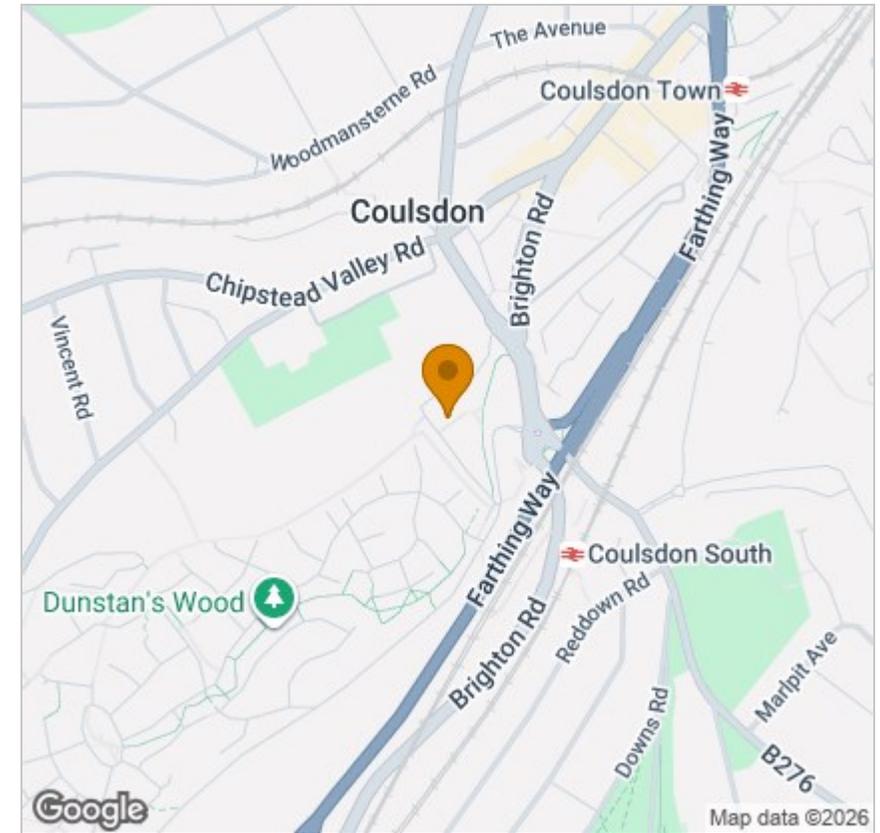
Bedroom

Balcony

## Floor Plan



## Area Map



## 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.



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## Energy Efficiency Graph

