EMBANKMENT HOUSE
FLATS 1-11

1 Iron Railway Close

Coulsdon, CR5 3JW

£325,000

1   1   1   B

1 Iron Railway Close
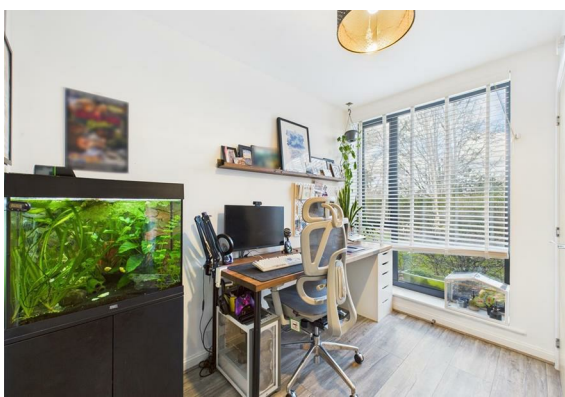
Coulsdon, CR5 3JW

Welcome to this modern and spacious one-bedroom Ground floor apartment located in the highly sought-after Cane Hill Development on Iron Railway Close, Coulsdon. Built between 2010 and 2019, this executive flat offers a contemporary living experience that is sure to impress.
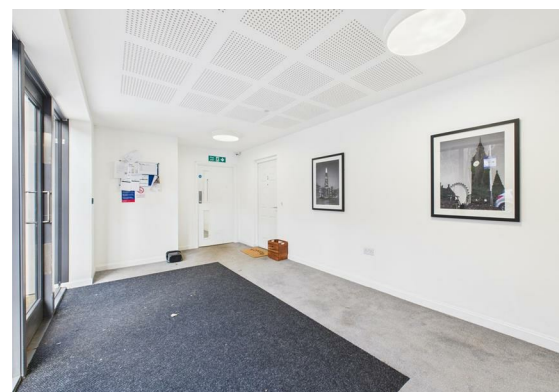
Upon entering the communal entrance hall, you will immediately appreciate the quality and design of this property. The L-shaped entrance hall features additional storage, providing practicality alongside style. The open-plan kitchen and lounge area create a bright and inviting space, perfect for both relaxation and entertaining. French doors lead you to your own private patio area, an ideal spot to enjoy a glass of wine on warm summer evenings.

The apartment boasts a generously sized bedroom, ensuring comfort and tranquility. The spacious shower room adds to the convenience of this lovely home. Additional features include an Entryphone system for added security, a designated parking space, and access to well-maintained communal gardens.

This flat is perfectly situated for commuters, with Coulsdon South Station just a short distance away, making travel to London and beyond effortless. Coulsdon town centre is also nearby, offering a delightful selection of shops and eateries to cater to your everyday needs.

This property is not to be missed. Call now to arrange a viewing and discover the charm and convenience of this exceptional apartment.

Entrance Hall

Lounge

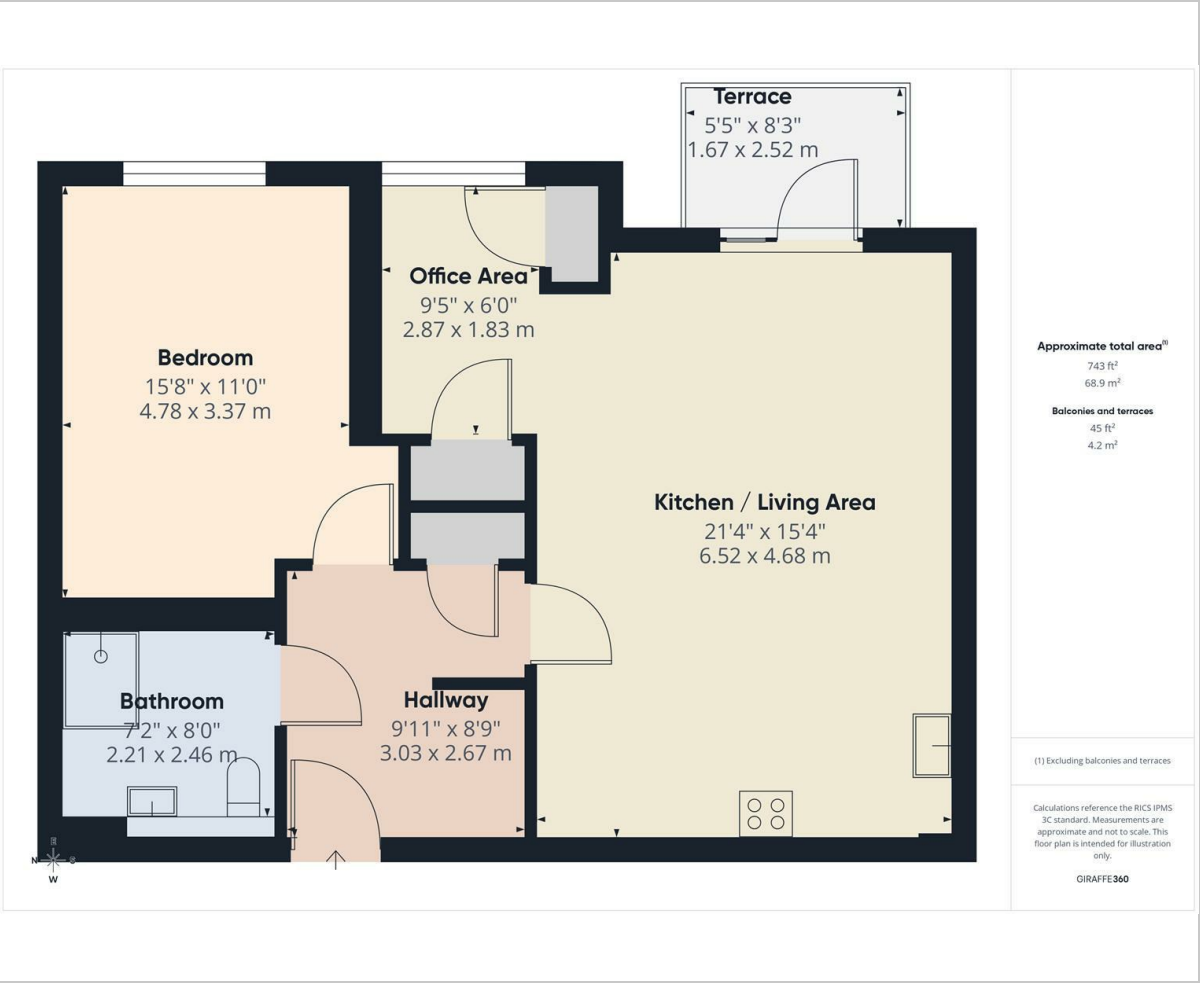Open Plan to Kitchen Area

Bedroom

Bathroom

Patio Area

Parking Spce

Communal Gardens

Entryphone system

Floor Plan

Terrace
5'5" x 8'3"
1.67 x 2.52 m

Office Area
9'5" x 6'0"
2.87 x 1.83 m

Bedroom
15'8" x 11'0"
4.78 x 3.37 m

Kitchen / Living Area
21'4" x 15'4"
6.52 x 4.68 m

Bathroom
7'2" x 8'0"
2.21 x 2.46 m

Hallway
9'11" x 8'9"
3.03 x 2.67 m

Approximate total area[1]
743 ft²
68.9 m²

Balconies and terraces
45 ft²
4.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Area Map

Map data ©2025

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	84	84

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC

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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