



London Road, Thornton Heath CR7 7HU

welcome to

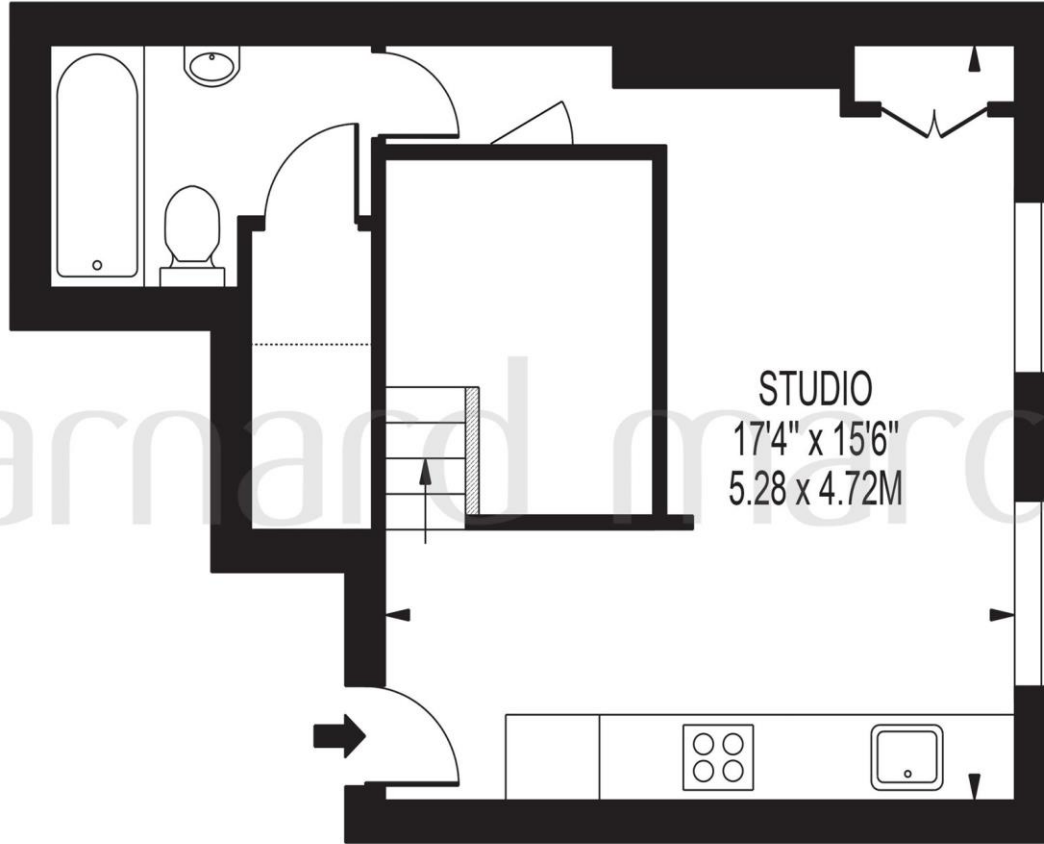
London Road, Thornton Heath

A beautifully designed raised conversion with modern decor, situated within walking distance of local amenities, train and bus links into London and local amenities. Additional benefits are, raised sleep area, walk in wardrobe, communal grounds and parking with no onward chain. Ideal first purchase.



LONDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 332 SQ FT - 30.86 SQ M



STUDIO
17'4" x 15'6"
5.28 x 4.72M

GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Vendor comments:

"We have loved living here as there is everything local to us that we need and travelling into London has been so easy. It has been perfect for us being that we are a couple in a home that is not large, the layout has allowed for us to have space when needed and we love how stylish our home is and easy it has been to entertain guests in the communal garden also. We are only selling as emigrating closer to family, and we are sure this property will be perfect for someone else."

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London Road, Thornton Heath

- Impressive studio conversion
- Walking distance to Thornton Heath train station & High Street
- High ceilings
- Generously sized
- Modern bathroom & kitchen
- Communal grounds and communal parking
- Fantastic investment opportunity

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£190,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH113672



Property Ref:
THH113672 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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