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**Woodville Road, Thornton Heath CR7 8LH**

**welcome to**

## **Woodville Road, Thornton Heath**

This Share of Freehold first-floor conversion offers two generously sized bedrooms and a bright, airy atmosphere throughout. The property includes a fitted kitchen and a three piece bathroom. It features double glazing and convenient on-street parking. You'll enjoy a share of the freehold with no service charge or ground rent, as maintenance costs are shared between the two flats as and when needed. The lease will be extended to 999 years upon completion by the current owner. The spacious lounge adds to the appeal, making it an ideal choice for first-time buyers or investors.

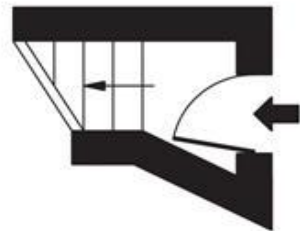
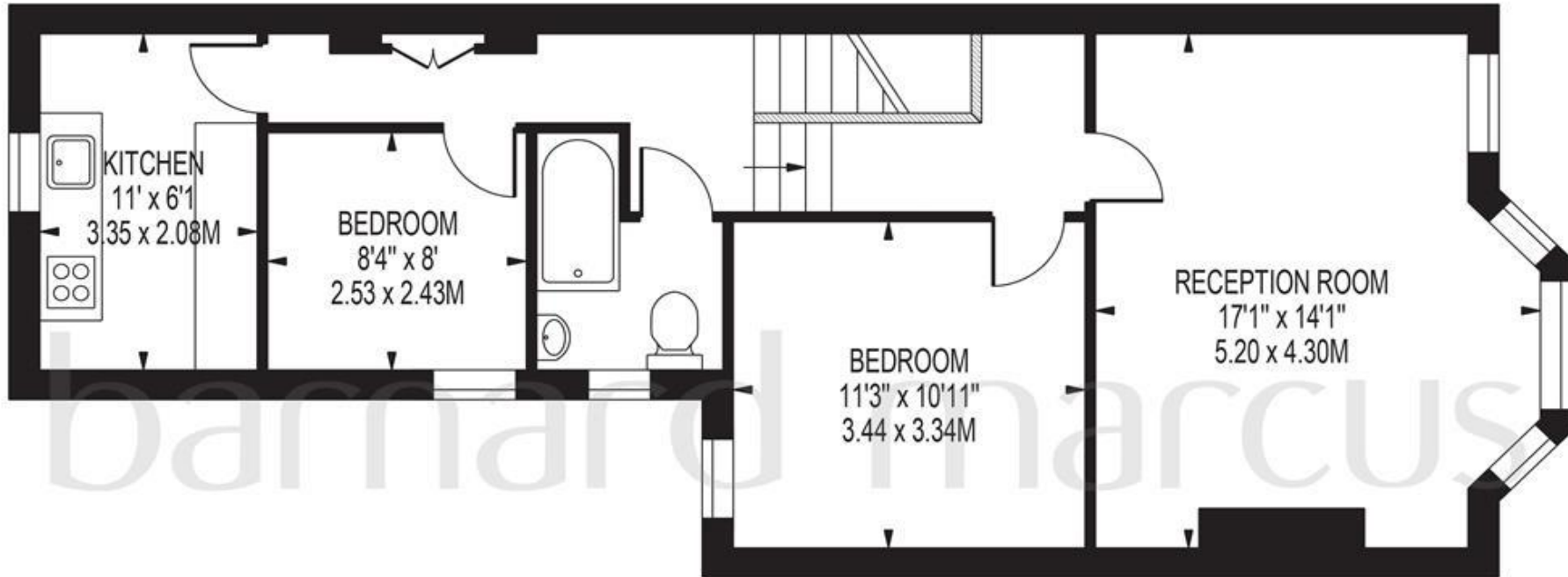
There are also two good sized lofts offering potential developments subject to planning permission. Front loft: Approx. 5M (W) x 8.5M (L) x 3M (H), height at the highest point and partially boarded. Rear loft: Approx. 3.6M (W) x 6.5M (L) x 1.4M (H).



Woodville Road is ideal for anybody requiring access into The City due its proximity to Thornton Heath station approximately a 5 minute walk and Norwood Junction station being a short walk away. In addition to the excellent transport links, a wide array of popular and diverse amenities are situated on the High Street. It's also located close to The Crystal Palace Triangle which offers a wide array of popular boutique shops, independent restaurants, and gastro pubs. Grangewood Park provides local residents with an expansive, scenic and peaceful place to exercise, wander and relax.

# WOODVILLE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 675 SQ FT - 62.72 SQ M



GROUND FLOOR  
ENTRANCE

FIRST 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.

welcome to

## Woodville Road, Thornton Heath

- Share of Freehold with 999 years lease on completion
- Two bedrooms
- First floor, end of terrace
- 5 minute walk to Thornton Heath Station
- Bright and airy
- No onward chain
- Two lofts

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Jun 1990. 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

**£280,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/THH113773](https://barnardmarcus.co.uk/Property/THH113773)



Property Ref:  
THH113773 - 0007

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.

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