



**Melfort Road, Thornton Heath CR7 7RQ**

**welcome to**

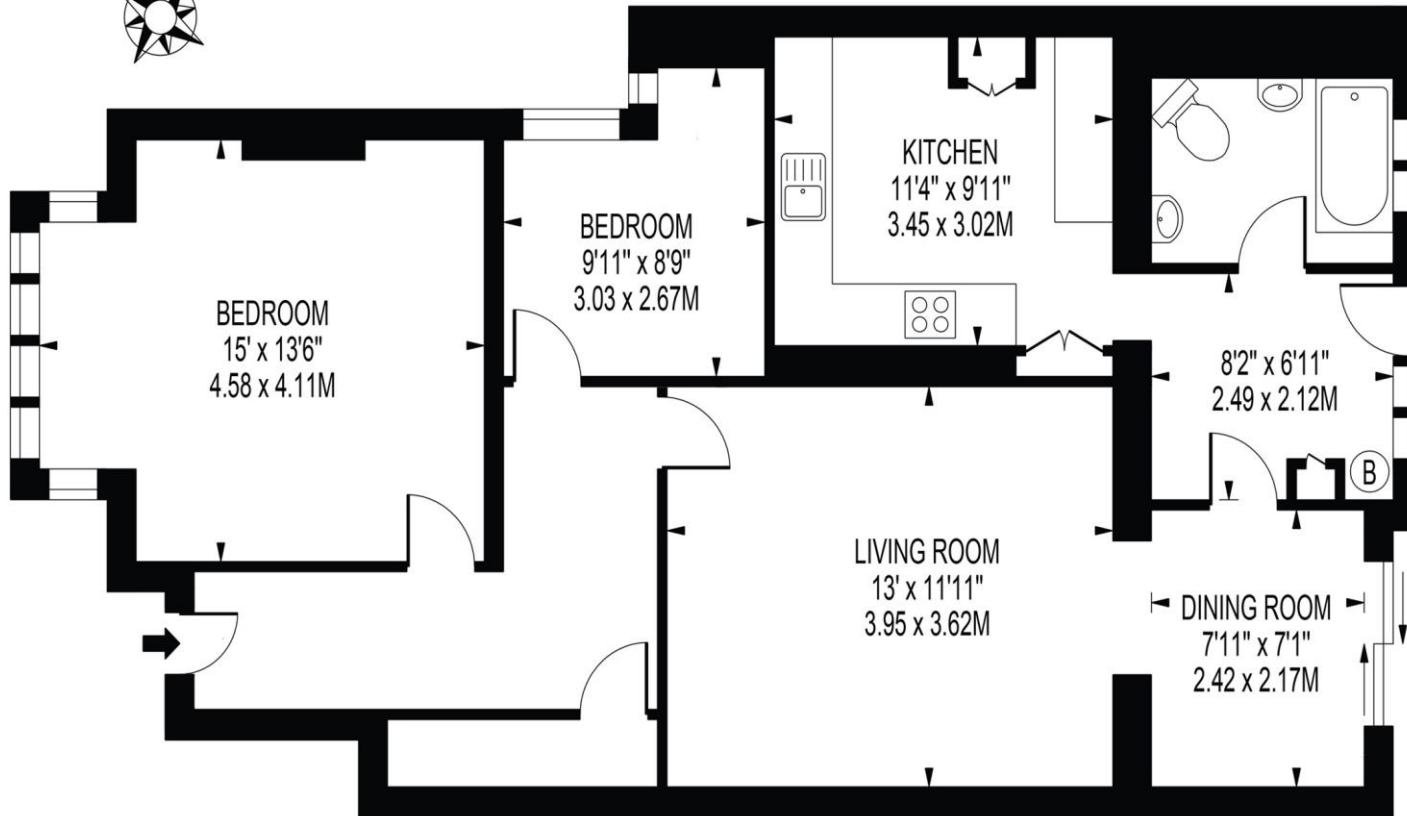
## **Melfort Road, Thornton Heath**

*This excellent two-bedroom garden flat on Melfort Road offers a fantastic opportunity with its own private entrance. The property boasts spacious accommodation, ample storage, and a well-laid-out design. Inside, you'll find two good-sized bedrooms, a living room, a separate dining room, a kitchen, and a bathroom, with direct access to a private rear garden. Further highlights include being chain-free, a private parking space, peppercorn ground rent, and no service charge (as maintenance is shared between both flats as and when needed). The lease will be extended to 159 years upon completion, offering peace of mind. The location is ideal for commuters, with Thornton Heath Station (Zone 4) within walking distance, providing quick access to Central London. Nearby amenities include Melfort Recreation Ground and Thornton Heath High Street, offering supermarkets, coffee shops, and more. With its space and prime location, this property is perfect for any buyer.*



# MELFORT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 888 SQ FT - 82.51 SQ M



## GROUND FLOOR

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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.  
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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

## Melfort Road, Thornton Heath

- Ground-floor
- Garden-flat
- Two-bedrooms
- 159 lease length on completion
- Chain free
- Private rear garden
- Parking space
- Walking distance to Thornton Heath Station (Zone 4)

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 99 years from 11 Nov 1994. 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

**£325,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/THH113854](https://www.barnardmarcus.co.uk/Property/THH113854)



Property Ref:  
THH113854 - 0003

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