



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



**welcome to**

## **Melfort Road, Thornton Heath**

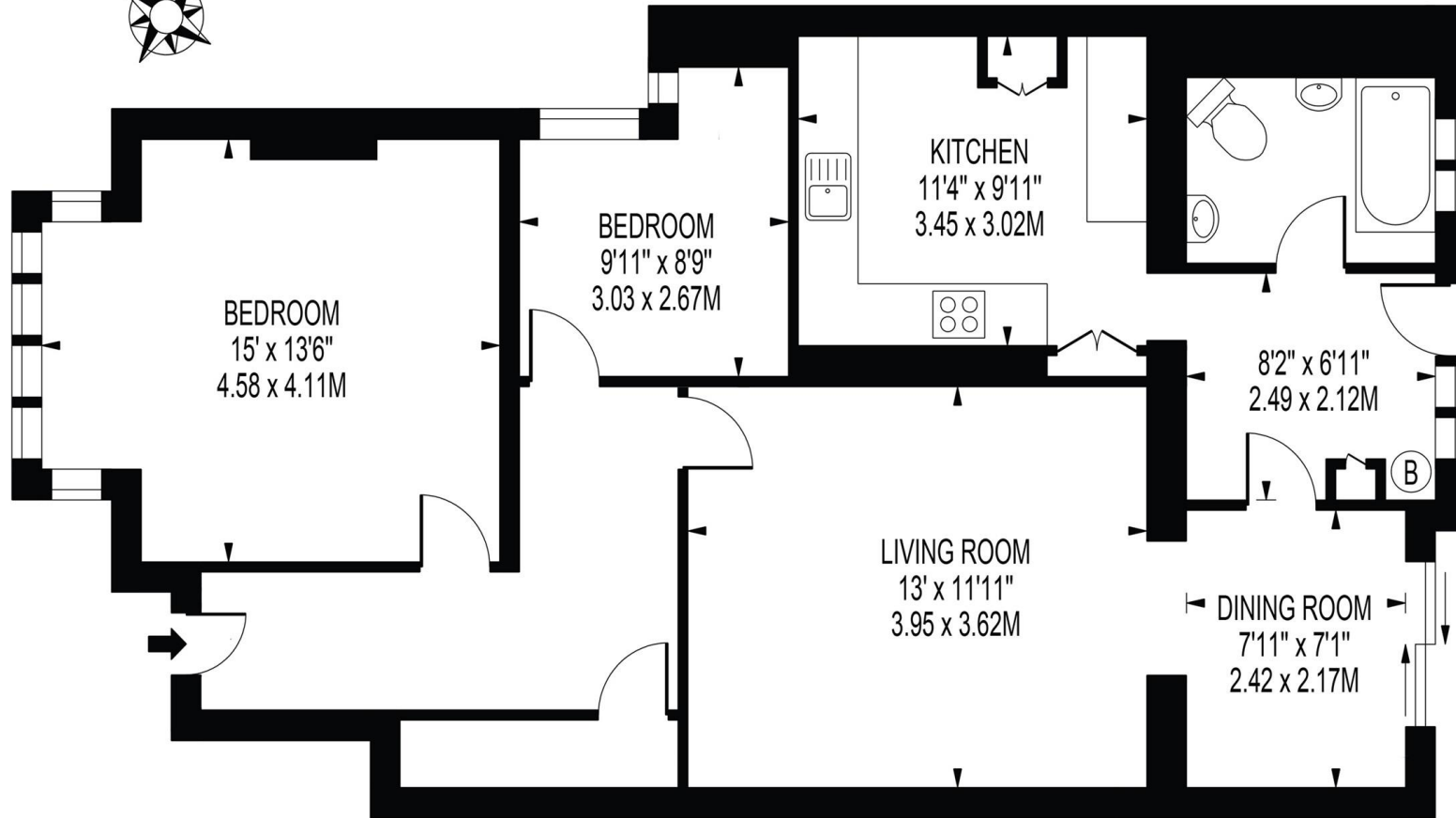
This excellent, spacious two-bedroom garden flat on Melfort Road has many benefits including a chain free purchase and a lengthy lease. The property boasts spacious accommodation, ample storage, and a well-laid-out design. Inside, you'll find two good-sized bedrooms, a living room, a separate dining 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

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.  
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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: C

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

**£300,000**



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 - 0006

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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**020 8683 0190**



[thorntonheath@barnardmarcus.co.uk](mailto:thorntonheath@barnardmarcus.co.uk)



4-5 Brigstock Parade, London Road,  
THORNTON HEATH, Surrey, CR7 7HW



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**