



**London Road, Thornton Heath CR7 7HU**



**welcome to**

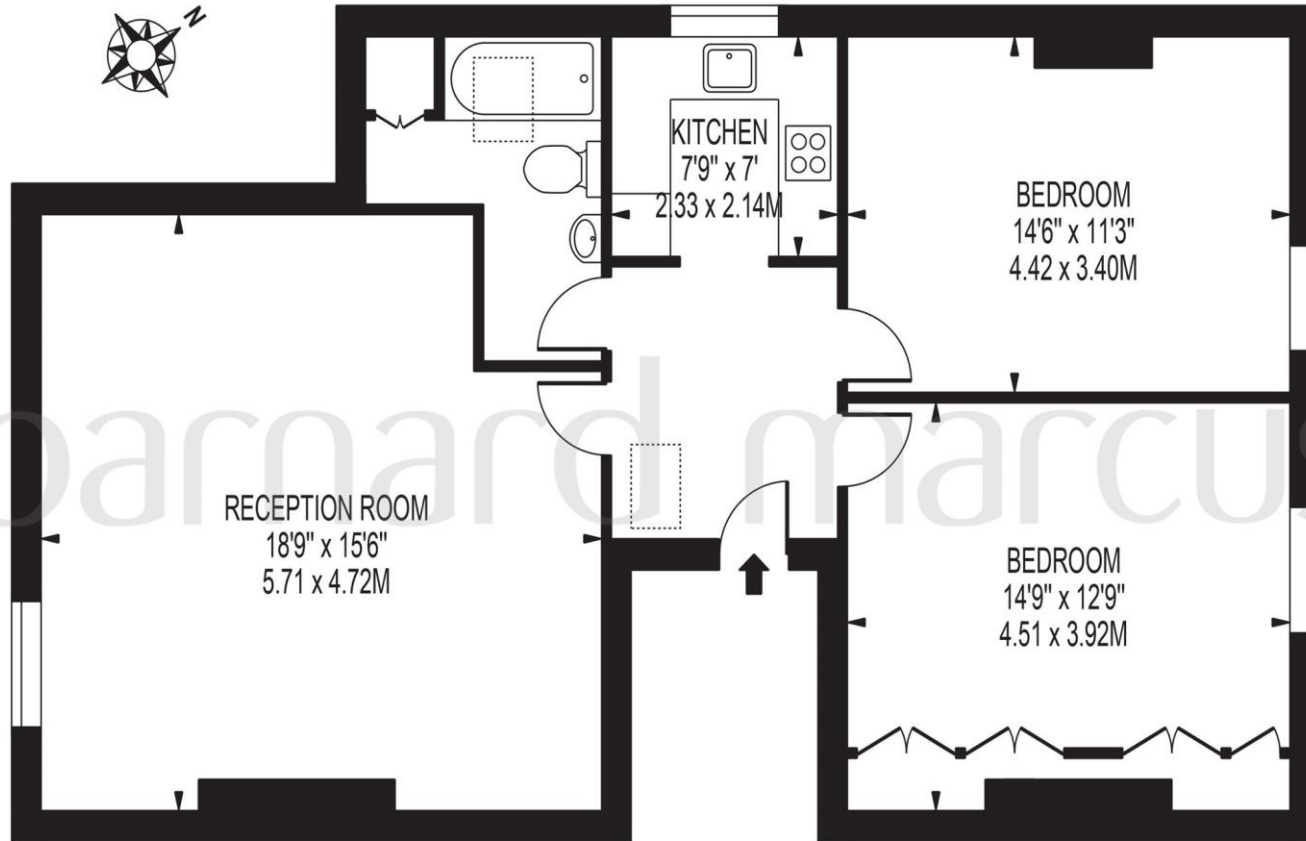
## **London Road, Thornton Heath**

New to the market, this spacious two double-bedroom top-floor flat offers a convenient location near Thornton Heath and Croydon, with a range of local amenities and excellent transport links. The property comprises a roomy living area with space for dining, two large bedrooms, a bathroom, and a fitted kitchen. Additional highlights include high ceilings, ample storage throughout, resident parking, and a long lease of 125 Years. With no onward chain, this property is an excellent choice for first-time buyers and a great investment opportunity for buy-to-let buyers.



# LONDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 881 SQ FT - 81.87 SQ M



## SECOND 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**

## **London Road, Thornton Heath**

- Top floor flat
- Two bedrooms
- Ample storage
- Sky light
- No onward chain
- Resident parking
- Close by to excellent transport links

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1478.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 164 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

**£245,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH113904](https://barnardmarcus.co.uk/Property/THH113904)



Property Ref:  
THH113904 - 0007

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