



Northwood Road, Thornton Heath CR7 8HT

welcome to Northwood Road, Thornton Heath

Accommodation:

Step into the welcoming hallway, which leads to two generously sized bedrooms, each designed to maximize space and natural light. The bright and airy reception room provides an ideal setting for relaxation, while a separate utility room adds extra convenience. The fully fitted modern kitchen comes complete with brand-new appliances. A lovely three-piece bathroom with towel rack adds a touch of luxury.

Additional Highlights:

Private garden, ideal for outdoor relaxation or entertaining, No onward chain, ensuring a smooth and straight forward purchase & Prime location with easy access to numerous amenities.

Location:

Less than a mile from Thornton Heath High Street, this property offers excellent connectivity, with multiple train and bus routes providing access to key destinations. Enjoy the convenience of nearby shops, cafes, and local services, all within easy reach.

This top-floor garden flat is a perfect blend of space, modern design, and convenience-ready to welcome you home.

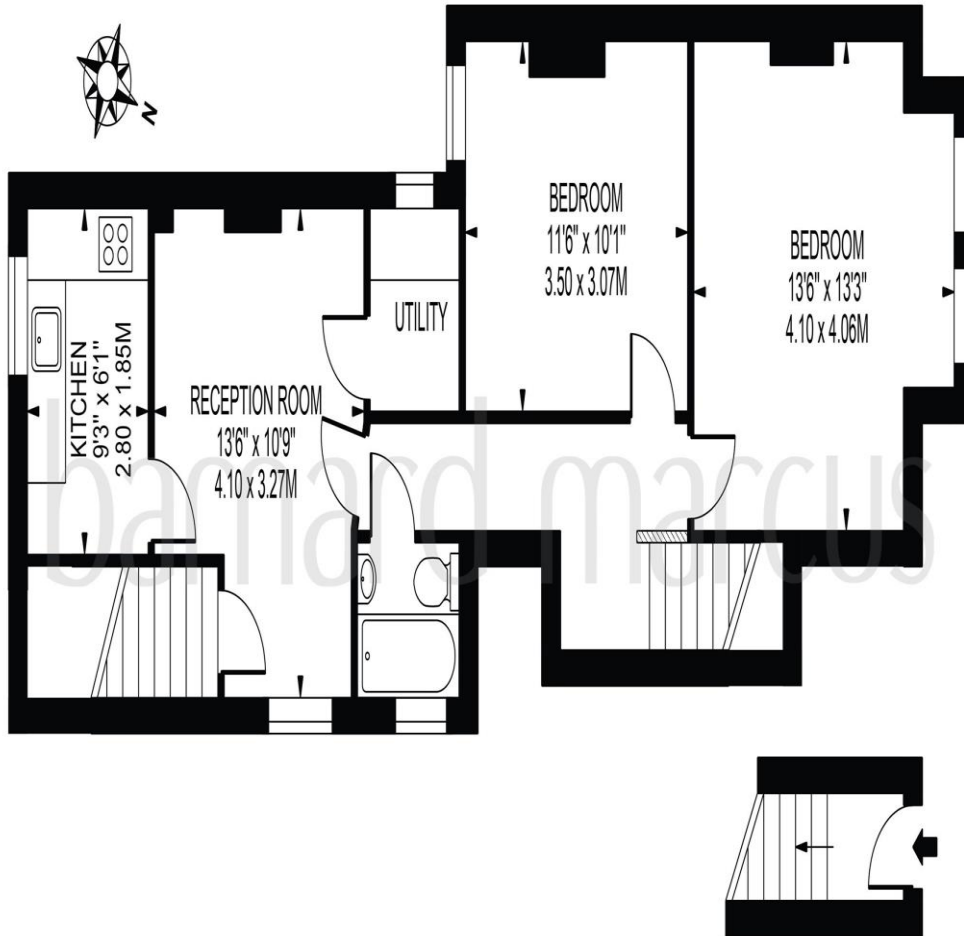
Lease Disclaimer

The free-holder valuation states to extend the lease for another 99 years the cost would be £32,298.00, once the lease has been extended Ground Rent will then be peppercorn/£0.



NORTHWOOD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 666 SQ FT - 61.89 SQ M



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

Northwood Road, Thornton Heath

- Maisonette
- Two good-sized bedrooms
- Utility Room
- New kitchen appliances
- Private rear garden
- Chain free
- Close to transport
- Double glazing

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 741.07

This is a Leasehold property with details as follows; Term of Lease 99 years from 28 Aug 2002. Should you require further information please contact the branch.

Please Note additional fees could be incurred for items such as Leasehold packs.

£225,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH113948



Property Ref:
THH113948 - 0005

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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barnard marcus



020 8683 0190



thorntonheath@barnardmarcus.co.uk



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



barnardmarcus.co.uk