



**Georgia Road, Thornton Heath CR7 8DW**

**welcome to**

## **Georgia Road, Thornton Heath**

Barnard Marcus is delighted to present this exceptional investment opportunity—a stunning and spacious five-bedroom HMO licensed residence. Nestled in the highly sought-after Americas Estate, this premium property is ideally positioned within the catchment area of outstanding Ofsted-rated schools and just a short walk from local amenities and transport links into Central London. Further enhancing its appeal, the property features a generous driveway accommodating up to three cars and offers immense potential for expansion, with the possibility of adding additional bedrooms (subject to planning permission). A rare opportunity to acquire a prime asset in an enviable location—early viewings are highly recommended.



Georgia Road, CR7

Gross Internal Area (Approx)  
204.30 sqm / 2199.07 sqft



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## Georgia Road, Thornton Heath

- Prime location
- Americas Estate
- Five-bedroom HMO licenced
- Outstanding schools nearby
- Drive-way
- Expansion Potential (SSTP)
- **Agents Note:** Licensing Of Houses In Multiple Occupation - proof of file, upon request

Tenure: Freehold EPC Rating: D

fixed price

**£800,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114134](https://barnardmarcus.co.uk/Property/THH114134)



Property Ref:  
THH114134 - 0002

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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