



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.



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Gross Internal Area (Approx)
204.30 sqm / 2199.07 sqft

Agents Note; Licensing Of
Houses In Multiple Occupation
- proof of file, upon request



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Georgia Road, Thornton Heath

- Prime location
- Americas Estate
- Five-bedroom HMO licenced
- Outstanding schools nearby
- Drive-way
- Expansion Potential (SSTP)

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers in excess of
£700,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114134



Property Ref:
THH114134 - 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.

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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