



Melfort Road, Thornton Heath CR7 7RS

welcome to

Melfort Road, Thornton Heath

An excellent opportunity to acquire this spacious two-bedroom ground floor flat, situated on a highly sought-after road in Thornton Heath. Perfectly positioned for commuters, the property is just a short walk from Thornton Heath Station (Zone 4), offering fast and convenient links to Central London.

The accommodation features two well-proportioned bedrooms, a bright and welcoming lounge, a separate kitchen, and a modern bathroom. To the rear, you'll find a private garden, providing a peaceful outdoor space to enjoy.

Located in a vibrant area, residents benefit from easy access to local amenities including Thornton Heath High Street, with its supermarkets, cafés, and shops, as well as Melfort Recreation Ground for green open space and leisure.

Investment Potential:

The property can be sold with the tenant in situ, currently achieving £1,150 per calendar month, making this an attractive option for buy-to-let investors.



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- Ground-floor
- Two-bedrooms
- Garden-flat
- Walking distance to Thornton Heath Station
- 150 years left remaining on the lease
- Peppercorn ground rent
- Service Charge: TBC
- Council Tax Band: C

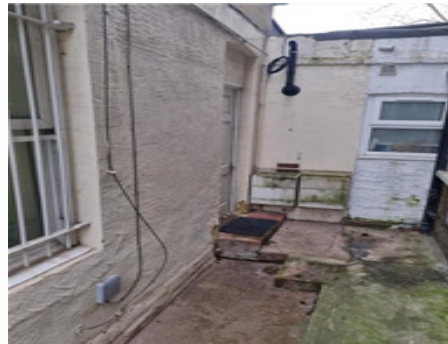
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£190,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114144



Property Ref:
THH114144 - 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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