



Melfort Road, Thornton Heath CR7 7RP

welcome to

Melfort Road, Thornton Heath

We are pleased to present a truly fantastic investment opportunity-a fully converted and well-maintained property that has already been split into three self-contained flats, with previous approved planning permission. Perfectly situated within walking distance of local amenities and convenient transport links, this property offers exceptional potential for investors seeking a ready-made rental income or homeowners exploring multi-generational living options. The top floor of the property features a separate, self-contained one-bedroom flat, complete with its own private kitchen and bathroom. This unit offers a quiet, private retreat ideal for a single tenant or professional. On the first floor, you'll find a spacious two-bedroom flat that stands out with its impressive open-plan kitchen and lounge area, designed with modern living in mind. It offers an excellent balance of style, space, and comfort-perfect for small families or sharers.

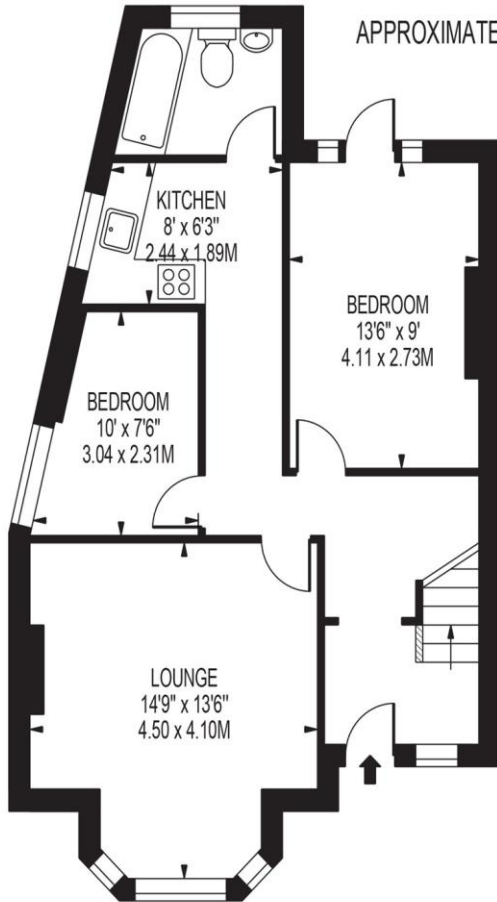


The ground floor offers even more flexibility, presenting another well-sized two-bedroom flat. A hallway bathroom adds convenience, while an additional separate bedroom makes this unit ideal for various living arrangements. Each flat has been thoughtfully laid out to maximize space, privacy, and natural light, ensuring long-term appeal for tenants or future buyers alike. Whether you're a seasoned investor or just entering the property market, this is a rare chance to acquire a versatile, income-generating asset in a prime location. Early viewings are strongly recommended to avoid missing out on this outstanding opportunity.

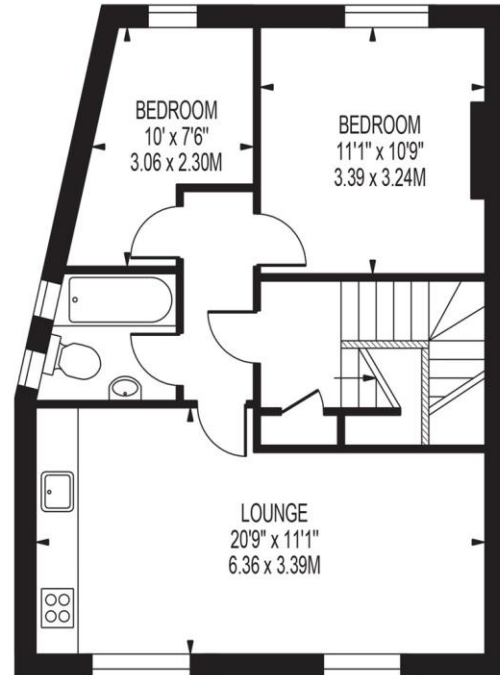
MELFORT ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1617 SQ FT - 150.24 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)

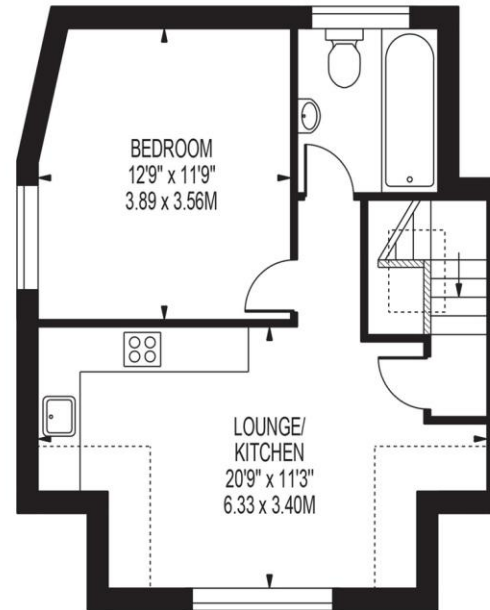
APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 37 SQ FT - 3.48 SQ M



GROUND FLOOR



FIRST FLOOR



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.

EPC - Ground Floor Flat

Rating: D
Current: 62 (D)
Potential: 74 (C)
Certificate number: 3500-4831-0922-4027-3493
Valid until: 27 April 2031

EPC - Mid Floor Flat

Rating: D
Current: 68 (D)
Potential: 78 (C)
Certificate number: 5900-4197-2522-3226-1423
Valid until: 21 April 2032

EPC- Top Floor Flat

Rating: D
Current: 58 (D)
Potential: 58 (D)
Certificate number: 2699-5058-6204-6912-1200
Valid until: 21 April 2032

welcome to

Melfort Road, Thornton Heath

- End-terrace
- Currently split into three self-contained flats
- Prime location
- Modern interiors
- Versatile layout
- Ready-to-let Condition

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

£700,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114209



Property Ref:
THH114209 - 0004

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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