



**Lyndhurst Road, Thornton Heath CR7 7PU**



**welcome to**

## **Lyndhurst Road, Thornton Heath**

Stylish 2-Bed Garden Flat | Prime Location | Ideal for First-Time Buyers or Investors! Spacious ground floor flat with private garden and share of freehold, close to Streatham, Brixton, Norbury & Croydon. Don't miss out - book a viewing today! A fantastic opportunity to acquire this spacious and beautifully presented two double-bedroom ground floor garden flat, complete with a share of freehold! Perfectly located within easy access of Streatham, Brixton, Norbury, and Croydon, this property offers convenience, comfort, and style in equal measure. The flat features two bright and well-sized bedrooms, a welcoming living room, a family-sized bathroom, and a large kitchen/diner that's perfect for entertaining. Step outside into your own private garden - a rare and valuable feature, offering the perfect space to relax or host family and friends.



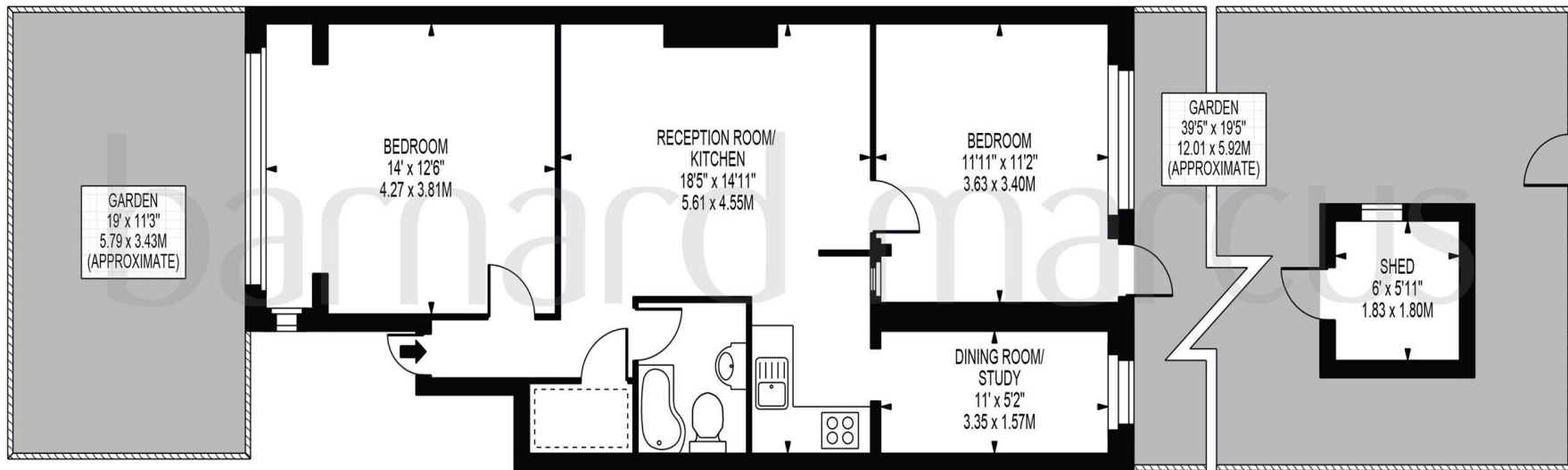
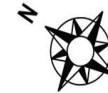
With excellent local amenities and transport links right on your doorstep, this property is ideal for first-time buyers looking to set down roots, as well as investors seeking a smart buy-to-let opportunity. Early viewing is highly recommended - properties like this don't stay available for long!

## LYNDHURST ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 691 SQ FT - 64.20 SQ M

(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 36 SQ FT - 3.34 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

## Lyndhurst Road, Thornton Heath

- Two Spacious Double Bedrooms
- Large Private Garden
- Ground Floor with Share of Freehold
- Bright Living Room and Family Bathroom
- Excellent Transport Links - Thornton Heath, Streatham, Brixton, Norbury & Croydon

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114225](https://barnardmarcus.co.uk/Property/THH114225)



Property Ref:  
THH114225 - 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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