



Langdale Road, Thornton Heath CR7 7PP

welcome to Langdale Road, Thornton Heath

This spacious and well-presented three-bedroom flat is arranged over two upper floors of a characterful period property on Langdale Road, offered with no onward chain.

It presents a fantastic opportunity for buyers seeking a home with generous proportions and a convenient layout in the heart of Thornton Heath.

Accessed via communal entrance at ground level, the flat opens up to a welcoming hallway leading to a bright and airy living room. The lounge offers ample space for both relaxation and entertaining, enhanced by natural light pouring through. Adjacent to the lounge is a contemporary kitchen, fitted with cabinetry and work surfaces, making it a practical space for cooking and dining.

Two bedrooms are located on the first floor, both offering comfortable living space and flexibility for use as a guest room, home office, or children's bedroom. The family bathroom on this level featuring a full-sized bath and neutral finishes.

Upstairs, the second floor is home to an impressive bedroom that spans the full width of the property. This upper-level room offers excellent privacy and could easily serve as a serene retreat or master suite, with plenty of space for wardrobes and additional furnishings. The property benefits from being in good condition throughout, making it move-in ready while still offering scope to personalise.

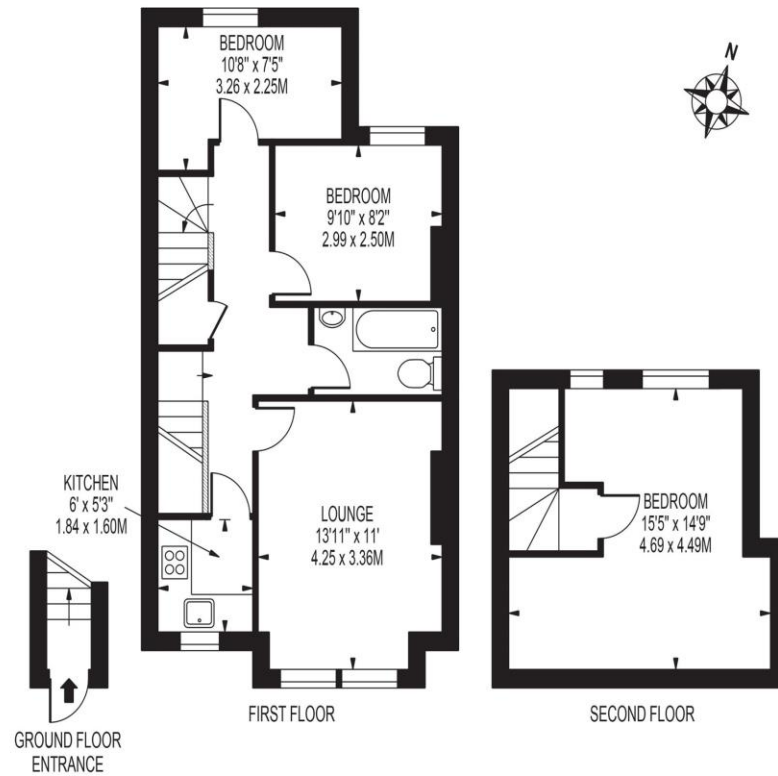
Located just a short walk from Thornton Heath station, this flat is ideally positioned for commuters and is surrounded by a wide selection of local cafés, bars, shops, and amenities. With its generous layout and prime location, this home is perfect for professionals, small families, or investors alike.

Agents Note; We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding



LANGDALE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 739 SQ FT - 68.67 SQ M



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.

Kitchen

6' 1" maximum x 5' 3" maximum (1.85m maximum x 1.60m maximum)

Lounge

13' 11" into recess x 11' into recess (4.24m into recess x 3.35m into recess)

Bed

9' 10" into recess x 8' 2" (3.00m into recess x 2.49m)

Bed

10' 8" x 7' 5" maximum (3.25m x 2.26m maximum)

Bed

15' 5" maximum x 14' 9" maximum (4.70m maximum x 4.50m maximum)

welcome to

Langdale Road, Thornton Heath

- First Floor Flat
- Three Bedrooms
- No Chain
- Close to Thornton Heath Station
- Plenty Of Local Amenities

Tenure: Leasehold EPC Rating: E

Council Tax Band: B 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.

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114311



Property Ref:
THH114311 - 0005

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.



barnard marcus



020 8683 0190



thorntonheath@barnardmarcus.co.uk



4-5 Brigstock Parade, London Road,
THORNTON HEATH, Surrey, CR7 7HW



barnardmarcus.co.uk