



Galpins Road, Thornton Heath CR7 6EN

welcome to Galpins Road, Thornton Heath

Versatile property split into three self-contained flats with a detached studio, ideal for investment or multi-generational living. This substantial and well-maintained property offers a unique opportunity for investors or extended families, currently arranged as three self-contained flats plus a detached studio to the rear. Each unit is thoughtfully laid out, providing comfortable and independent living spaces. Ground Floor Flat: Features two bedrooms with direct garden access, spacious reception room, a separate dining area, kitchen, bathroom room with YWCA, an additional we/ac.

First Floor Flat: Comprises two well-sized bedrooms, a bright living area, an open plan kitchen/reception and three-piece bathroom.

Second Floor Flat: Offers one double bedroom, bathroom, and an open kitchen/living space.

Detached Studio: Located at the rear of the property, this self-contained unit is perfect for use as a guest suite, home office.

The property is situated on a quiet residential street with easy access to local amenities, schools, and green spaces. Excellent transport links via Norbury and Thornton Heath stations provide fast connections to Central London, making this a highly attractive and flexible investment opportunity.

Agents Note: "The current Council Tax band for this property is listed as 'DELETED'. We have shown the previous Council Tax band for information only."

EPC:

Ground-Floor Flat: Rating: C

Mid-Floor Flat: Rating: B

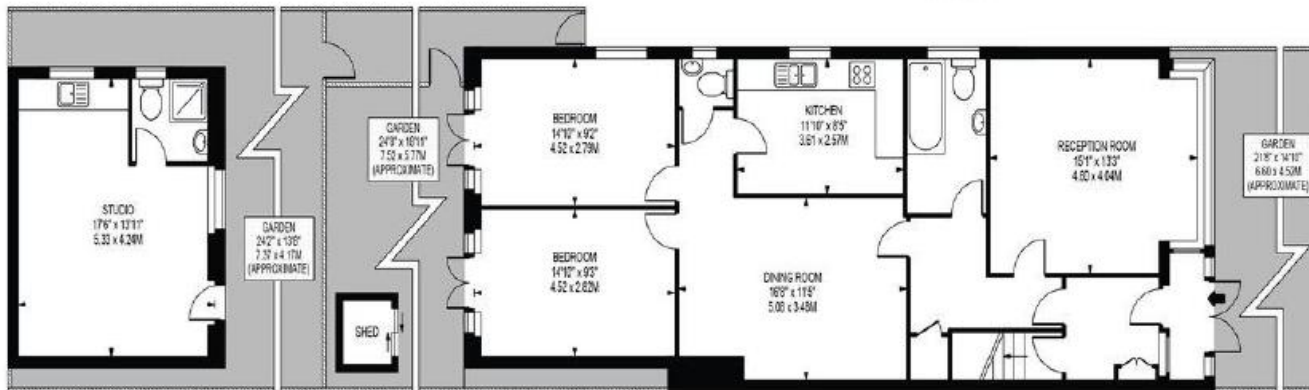
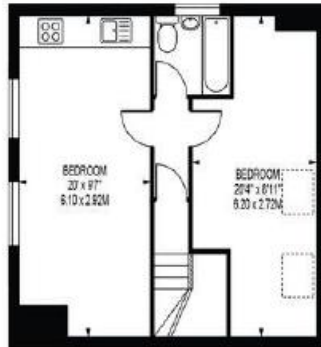
Top-Floor Flat: Rating: C



GALPINS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2061 SQ FT • 191.47 SQ M
(EXCLUDING STUDIO & SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STUDIO: 242 SQ FT • 22.48 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.



welcome to

Galpins Road, Thornton Heath

- Three Self-Contained Flats
- Detached Garden Studio
- Ideal Investment Opportunity
- Spacious & Versatile Layout
- Private Outdoor Space
- Excellent Transport Links

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£775,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114373



Property Ref:
THH114373 - 0009

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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