



Mayday Road, Thornton Heath CR7 7GY

welcome to

Mayday Road, Thornton Heath

Bright and spacious two-bed flat just moments from Croydon University Hospital—ideal for first-time buyers or investors, with great transport links and local amenities on your doorstep.

Set on the second floor of a well-maintained building, this charming two-bedroom flat offers approximately 627 sq ft of thoughtfully arranged living space. Ideal for first-time buyers, downsizers, or investors, the property combines comfort, convenience, and excellent connectivity.

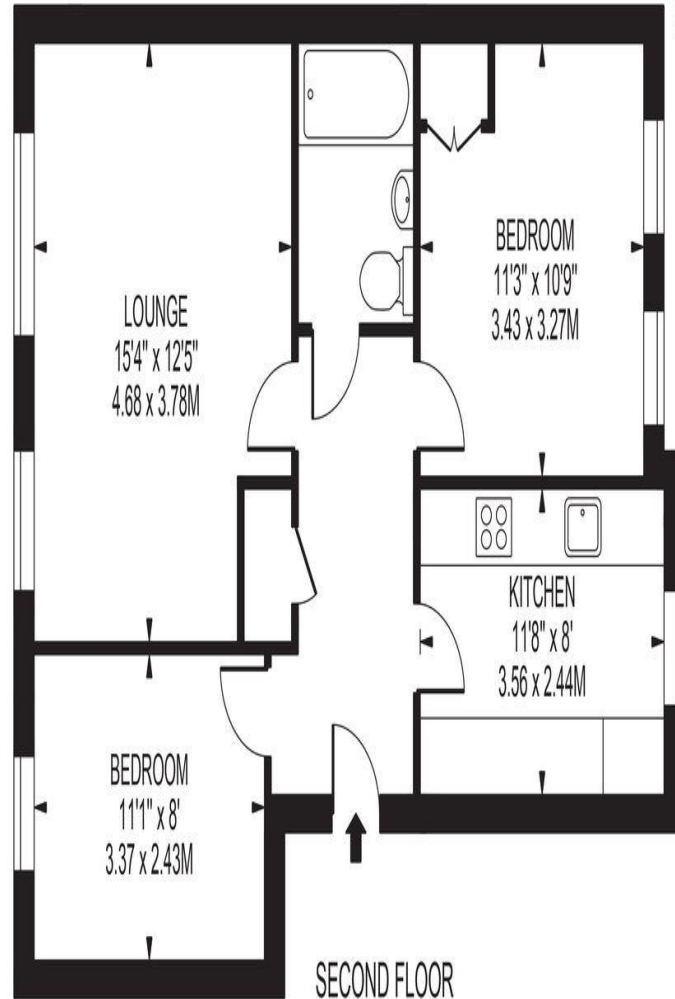
Inside, the flat features a spacious lounge perfect for relaxing or entertaining, alongside a well-sized kitchen with room for dining. Two comfortable bedrooms offer flexibility for sleeping, working from home, or hosting guests, while a modern bathroom completes the layout. The interiors are bright and well-presented, with neutral décor and plenty of natural light throughout.

Located on Mayday Road, CR7 7GY, this flat is ideally positioned just a stone's throw from Croydon University Hospital (Mayday) — making it a fantastic option for healthcare professionals or those seeking easy access to medical services. The area is well-served by local shops, cafes, and green spaces, with Elmwood Infant School and Harris Invictus Academy Croydon nearby. For commuters, West Croydon Station and Thornton Heath Station are both within easy reach, offering direct rail links into Central London. A wide range of bus routes also serve the area, ensuring excellent connectivity across Croydon and beyond.



MAYDAY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 627 SQ FT - 58.24 SQ M



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.



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- Spacious lounge with natural light
- Two well-proportioned bedrooms
- Separate kitchen with dining space
- Moments from Croydon University Hospital (Mayday)
- Excellent transport links via West Croydon & Thornton Heath
- Close to shops, schools, and local amenities

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1920.00

Ground Rent: 120.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2015. Should you require further information please contact the branch.
Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH113223



Property Ref:
THH113223 - 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.

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