



Mersham Road, Thornton Heath CR7 8NW

welcome to

Mersham Road, Thornton Heath

A well-kept home two-bedroom with private outdoor space, offering comfortable living in a sought-after location **with the opportunity to purchase the freehold.**

Positioned on Mersham Road, this property offers approximately 697 square feet of well-maintained living space. The interiors are in good order throughout, with a practical layout that includes two bedrooms offering flexible accommodation. A generously sized living room provides a welcoming space to relax, while the kitchen is neatly presented with integrated appliances and ample storage. Just off the kitchen, a separate utility area adds convenience and functionality. The bathroom features clean, contemporary fittings, and the private garden offers a pleasant outdoor retreat.

Ideally located in Thornton Heath, close to local shops, cafés, and highly rated schools such as St James the Great RC Primary and Harris City Academy Crystal Palace. Excellent transport links include Thornton Heath and Selhurst stations, with direct routes to central London. Nearby green spaces like Grangewood Park and South Norwood Country Park offer great options for outdoor leisure.

Lease Info:

Term of Lease: 130 years from 10 January 2003

Annual Service Charge: £0

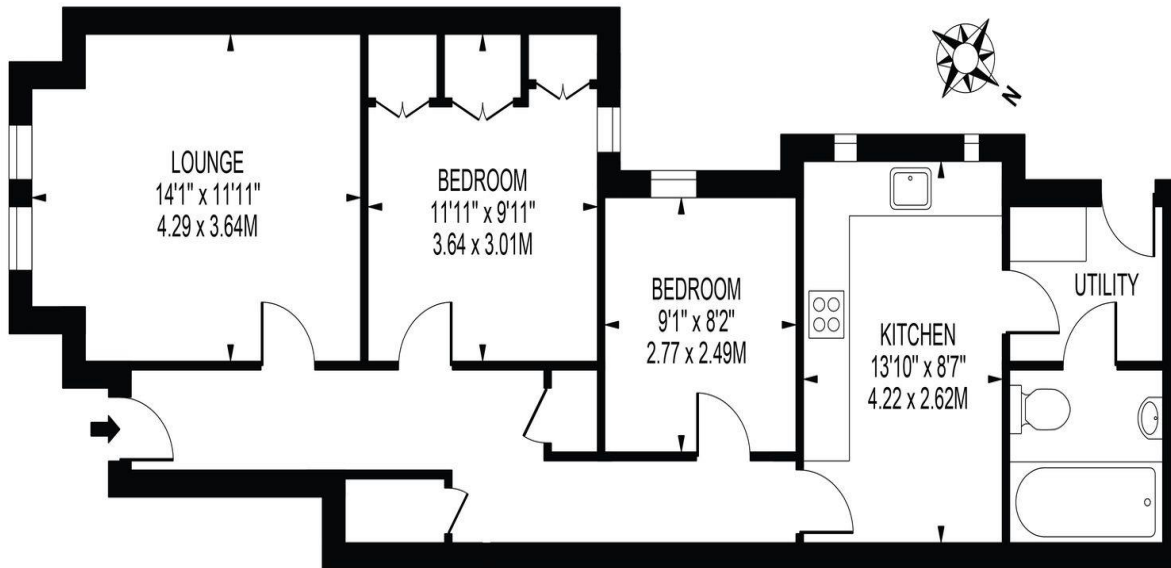
Annual Ground Rent: £1

Annual Building Insurance: £1094.00



MERSHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 697 SQ FT - 64.71 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

Mersham Road, Thornton Heath

- Maisonette
- Ground-Floor
- Two-Bedroom
- Private-Garden
- Modern
- Close by To Thornton Heath Station
- Option to purchase the freehold

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 1.00

This is a Leasehold property with details as follows; **Term of Lease 130 years from 10 Jan 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

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114407



Property Ref:
THH114407 - 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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