

Mersham Road, Thornton Heath, CR7 8NQ



Offers In Excess Of £300,000



Flat - Purpose Built

- First Floor Character Maisonette
- Three Bedrooms
- Gas Central Heating With Radiators
- Requires Modernisation Throughout
- A New Lease Of 150 Years Will Be Granted
- Situated In A Residential Side Road
- Double Glazing
- Own Private Garden With Direct Access
- In Our Opinion Offers Opportunity & Potential
- No Onward Chain - We Hold Keys

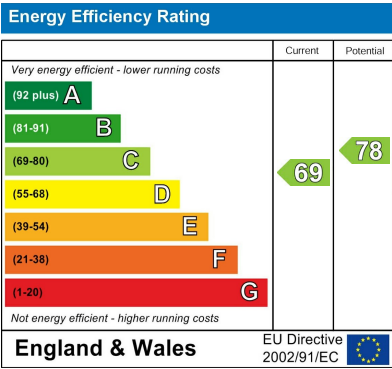
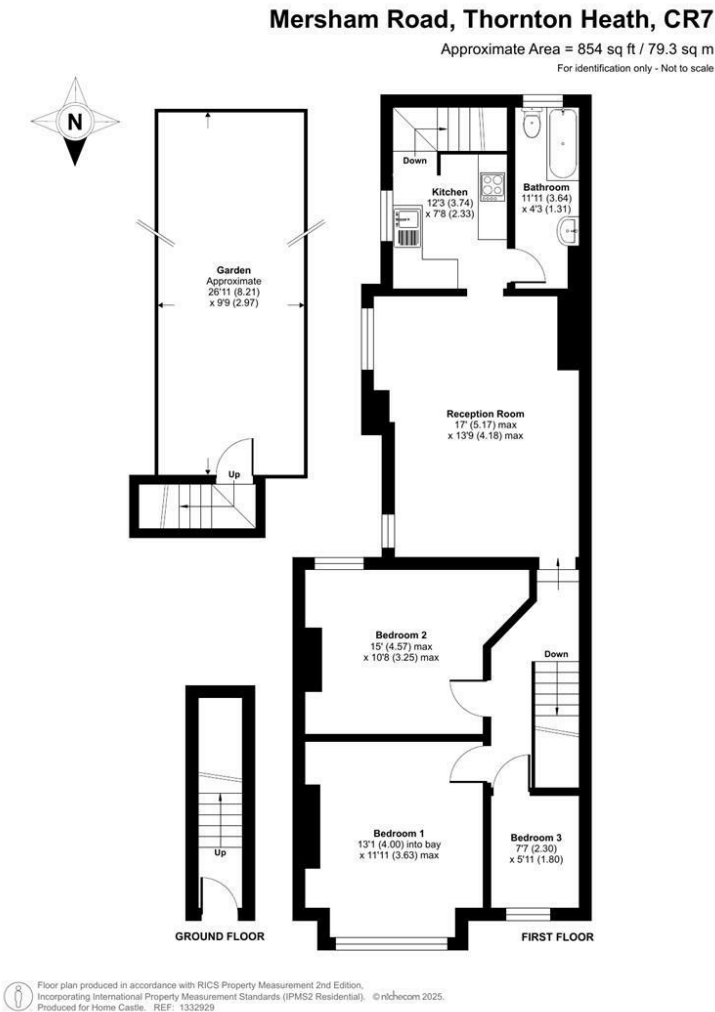
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Tucked away on a quiet side road, this characterful first-floor maisonette presents a fantastic opportunity for buyers looking for space and potential. The property offers deceptively spacious accommodation, including three well-proportioned bedrooms and a generously sized living room -ideal for families or those needing flexible living space. A particular highlight is the maisonette’s own private garden which requires attention, complete with direct access - a rare and desirable feature. While the property would benefit from modernisation throughout, it offers superb scope to personalise and add value. A brand-new 150-year lease will be granted, no onward chain and keys held, a swift and straightforward purchase is possible. Conveniently located, leisure options abound with Grangewood Park nearby, while Thornton Heath High Street and the vibrant Crystal Palace Triangle offer a variety of shops, cafes, and restaurants. Excellent transport links include local bus services and Thornton Heath BR Station, providing frequent connections to central London. Early viewing is strongly advised to appreciate the potential of this unique home.

Tenure: Leasehold - New lease of 150 years - Service charge: Shared maintenance - EPC Rating C - Croydon Council Tax Band C - Ground Rent: Peppercorn

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.