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for sale  
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**Hythe Road, Thornton Heath CR7 8QQ**

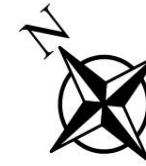
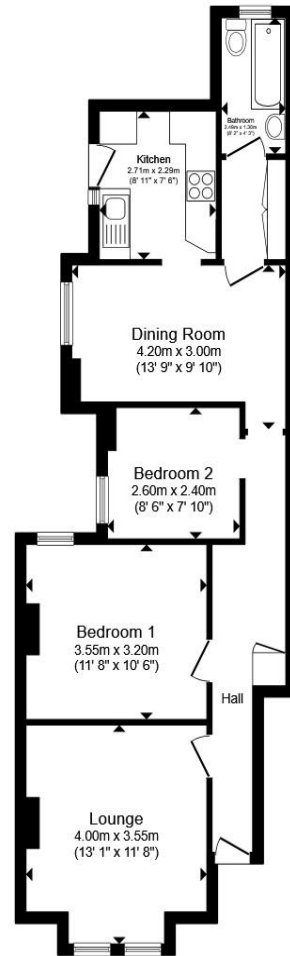
  
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## **Hythe Road, Thornton Heath**

A spacious two-bedroom chain-free conversion flat offering well-proportioned accommodation throughout, conveniently located within easy reach of Thornton Heath station. Located within a period conversion on Hythe Road, this well-sized two-bedroom flat offers bright and flexible accommodation, ideal for first-time buyers or investors alike. The property features a generous reception room to the front, providing comfortable living and dining space, along with two good-sized bedrooms, a fitted kitchen and bathroom, all arranged off a central hallway offering a practical and well-balanced layout. Hythe Road is a residential turning well placed for Thornton Heath station, which offers regular services into London Victoria and London Bridge, making it ideal for commuters. The area is also well served by local bus routes, a variety of shops and amenities, nearby green spaces, and a selection of well-regarded schools. An excellent opportunity to acquire a character conversion flat in a convenient and well-connected location.





Total floor area 63.7 m<sup>2</sup> (686 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Hythe Road, Thornton Heath

- Two-bedroom conversion flat
- Spacious reception room
- Well-proportioned room sizes throughout
- Period property
- Ideal first-time buy or investment
- Close to Thornton Heath station
- No chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114681](https://www.barnardmarcus.co.uk/Property/THH114681)



Property Ref:  
THH114681 - 0002

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.

  
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