



Bulganak Road, Thornton Heath CR7 8JA

welcome to

Bulganak Road, Thornton Heath

Spacious ground floor two-bedroom conversion flat offering approximately 724 sq. ft. of accommodation, with a separate kitchen, private rear garden and long lease, ideally located close to transport links, local amenities and green open spaces. A spacious and well-proportioned ground floor conversion flat offering approximately 724 sq. ft. of accommodation, ideally suited to first-time buyers, downsizers and investors alike. The property comprises a bright and generously sized reception room to the front, a separate fitted kitchen with a range of wall and base units, two bedrooms and a modern bathroom suite. The flexible layout provides comfortable living space throughout, with the second bedroom equally suitable as a guest room, nursery or home office. A particular highlight of the property is the private rear garden, measuring approximately 36ft in length, providing excellent outdoor space for entertaining, gardening or simply relaxing during the warmer months. Further benefits include a share of freehold and a brand new 999-year lease, offering long-term security and peace of mind for prospective purchasers. The property also enjoys generous room proportions and a convenient residential location close to local amenities, transport links and green open spaces.

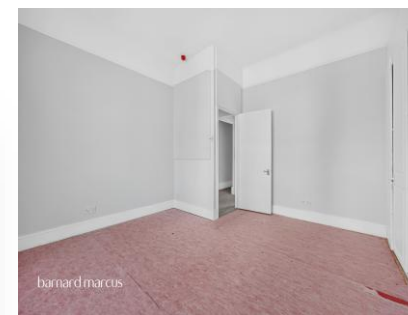
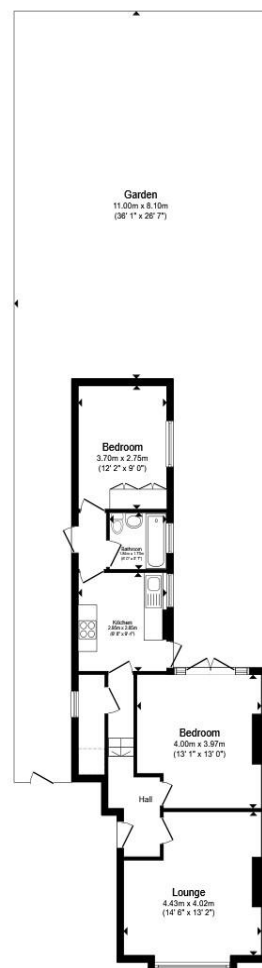
Early viewing is highly recommended to fully appreciate the space, outdoor area and excellent tenure on offer.



(1) The leasehold title to the property is pending registration at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

(2) We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

(3) Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 67.3 m² (724 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



welcome to

Bulganak Road, Thornton Heath

- Ground Floor Conversion Flat
- Two Double Bedroom
- Separate Fitted Kitchen
- Modern Bathroom
- Brand new 999 years lease
- Share of freehold
- Private Rear Garden (Approx. 36ft)
- Approx. 724 sq. ft. Accommodation

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2026. 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/THH115000



Property Ref:
THH115000 - 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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