



118 Burlington Road, Thornton Heath
£350,000



118 Burlington Road

Thornton Heath

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Beautifully presented ground floor conversion
- 999 year lease
- Two double bedrooms
- Stunning bathroom with window
- Impressive bright lounge diner
- Modern kitchen leading to a private garden with side access leading to the road
- High ceilings





Entrance hall

Reception Room
11' 9" x 8' 8" (3.58m x 2.64m)

Dining Room
10' 3" x 5' 2" (3.12m x 1.58m)

Kitchen
9' 2" x 8' 4" (2.79m x 2.54m)

Bedroom 1
13' 9" x 12' 2" (4.19m x 3.71m)

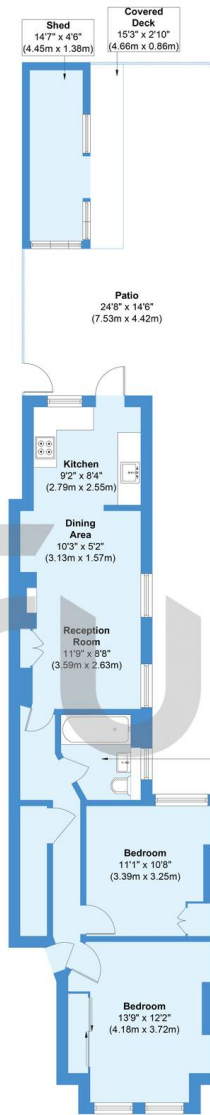
Bathroom
7' 3" x 6' 10" (2.21m x 2.08m)

Bedroom 2
11' 1" x 10' 8" (3.38m x 3.25m)

Patio
24' 8" x 14' 5" (7.52m x 4.39m)



Burlington Road



Ground Floor
Approximate Floor Area
754 sq. ft
(70.05 sq. m)

Approximate Gross Internal Area = 63.91 sq m / 688 sq ft

Shed = 6.14 sq m / 66 sq ft

Total Area = 70.05 sq m / 754 sq ft

This floor plan is not to scale and measurements and areas are approximate and therefore should be used for illustrative purposes only. maximum widths and lengths are represented on the floor plan. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on if there is any aspect of particular importance, you should carry out or commission your own inspection at the property.



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