



St. Pauls Road, Thornton Heath
£350,000



St. Pauls Road, Thornton Heath

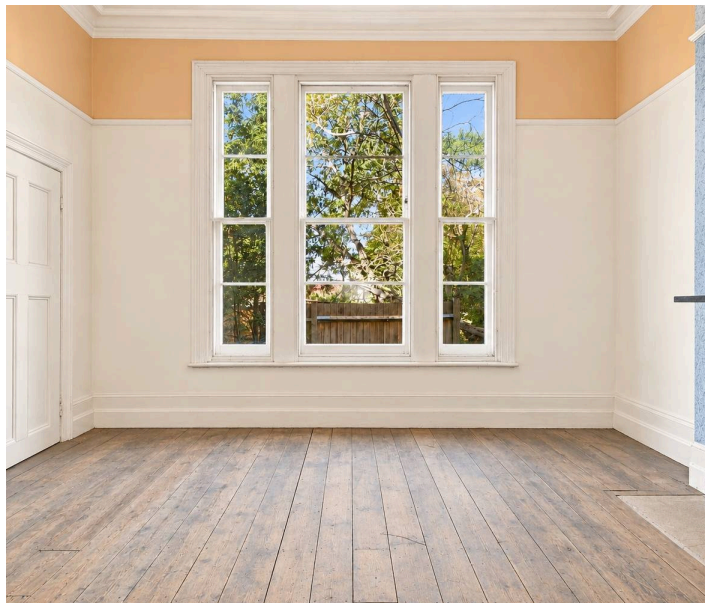
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Once-in-a-lifetime refurbishment and development opportunity
- Impressive ground-floor conversion with a six room basement
- High ceilings, large windows and attractive original fireplace
- Two front gardens plus mature rear garden
- Front and rear access
- Garage
- No onward chain





Porch
6' 0" x 4' 5" (1.83m x 1.35m)

Kitchen
14' 8" x 10' 5" (4.47m x 3.18m)

Reception Room
14' 3" x 12' 0" (4.34m x 3.66m)

Walk in closet
8' 0" x 5' 4" (2.44m x 1.63m)

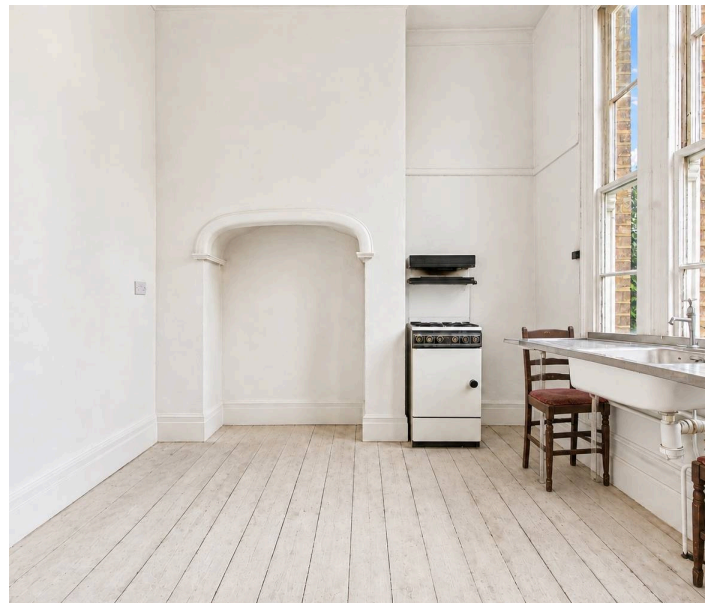
Reception Room
17' 11" x 13' 4" (5.46m x 4.06m)

Bathroom
11' 1" x 5' 0" (3.38m x 1.52m)

Bedroom
16' 10" x 14' 3" (5.13m x 4.34m)

Storage
7' 11" x 5' 4" (2.41m x 1.63m)

Covered Patio
18' 10" x 6' 0" (5.74m x 1.83m)



Room
6' 4" x 5' 3" (1.93m x 1.60m)

Room 2
13' 4" x 4' 10" (4.06m x 1.47m)

Room 3
8' 5" x 5' 2" (2.57m x 1.58m)

Room 4
7' 1" x 5' 4" (2.16m x 1.63m)

Room 5
14' 3" x 12' 11" (4.34m x 3.94m)



Truuli

Truuli, Southbridge House, Southbridge Place, Croydon - CR0 4HA

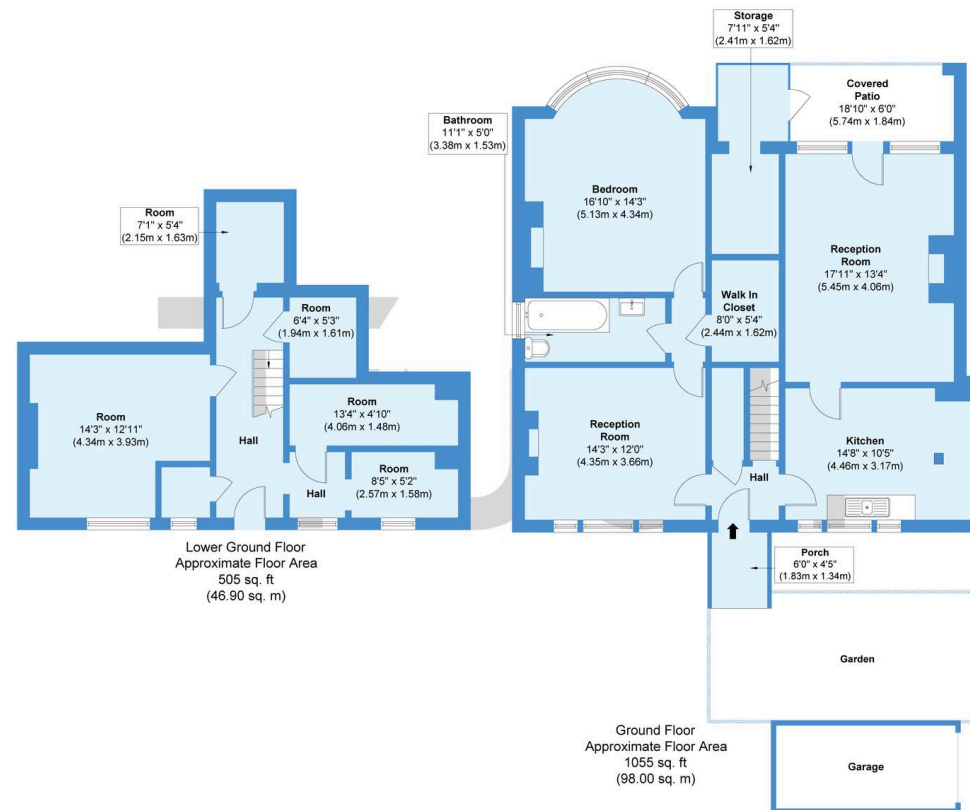
03300430002

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St Pauls Road, CR7



Approximate Gross Internal Area = 144.91 sq m / 1560 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 for any aspect of particular importance, you should carry out or commission your own inspection at the property.