



Grove Lodge, Bensham Grove, Thornton Heath CR7 8EA

welcome to Grove Lodge Bensham Grove, Thornton Heath

A well-presented two-bedroom apartment set within Grove Lodge, a modern development of just nine homes built in 2019/2020 - CASH BUYERS ONLY

Offering approximately 689 square feet of stylish living space, this property is available with no onward chain. The open-plan kitchen and reception area is the heart of the home, featuring integrated appliances, smart underfloor heating, and large double-glazed windows that open onto a private balcony—perfect for enjoying fresh air and natural light. Both bedrooms are generously sized, and the bathroom has a clean, modern feel that complements the overall finish of the apartment.

Additional benefits include a secure video door entry system and a peaceful residential setting with excellent access to transport links, local amenities, and green spaces.

Thornton Heath train station is located a short stroll from the development and is an ideal hub for commuters. Trains to Victoria and Waterloo take 25 minutes and 30 minutes respectively, connecting you to the West End and Central London, whilst trains to London Bridge take 33 minutes and connect you to the Jubilee Line and East London.

Agents Note:

While we strive to provide accurate and up-to-date information, we have not been able to verify certain material details relating to this property. Prospective buyers are advised to carry out their own due diligence and ensure that the property meets their specific requirements before proceeding. We understand that other properties within the block are subject to an annual ground rent of £300.00 and a service charge of £1,500.00, however, these figures have not been confirmed for this particular unit.

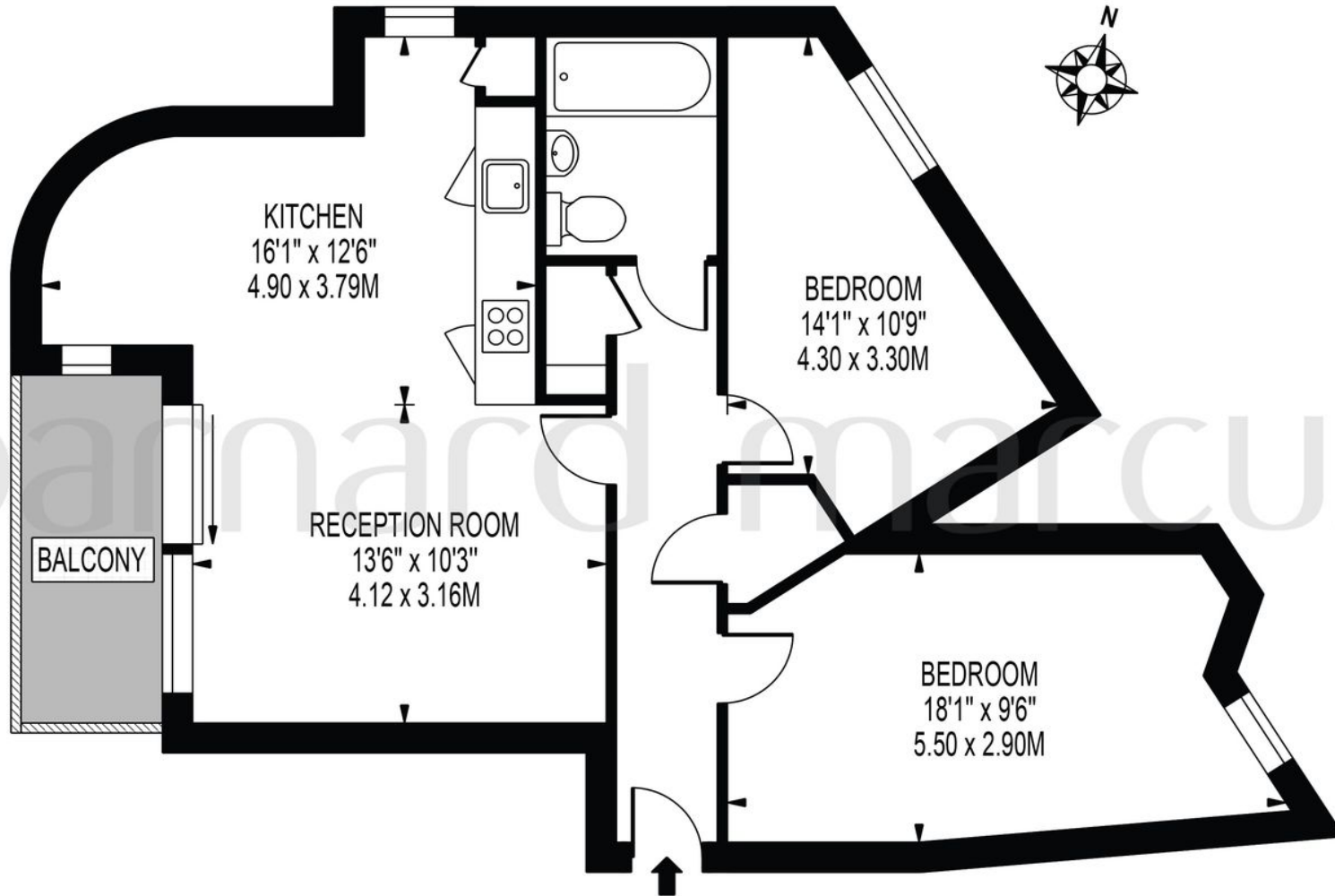
Agents Note - Cash Buyers

Cash buyers only due to an absent freeholder.



GROVE LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 689 SQ FT - 63.97 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Grove Lodge Bensham Grove, Thornton Heath

- CASH BUYER ONLY
- Two Bedrooms
- No Onward Chain
- Open-Plan
- Secure Entry
- Walking Distance To Thornton Heath Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Sep 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000

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Property Ref:
THH114533 - 0006

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.

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Please note the marker reflects the postcode not the actual property



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