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**Luna Road, Thornton Heath CR7 8NZ**



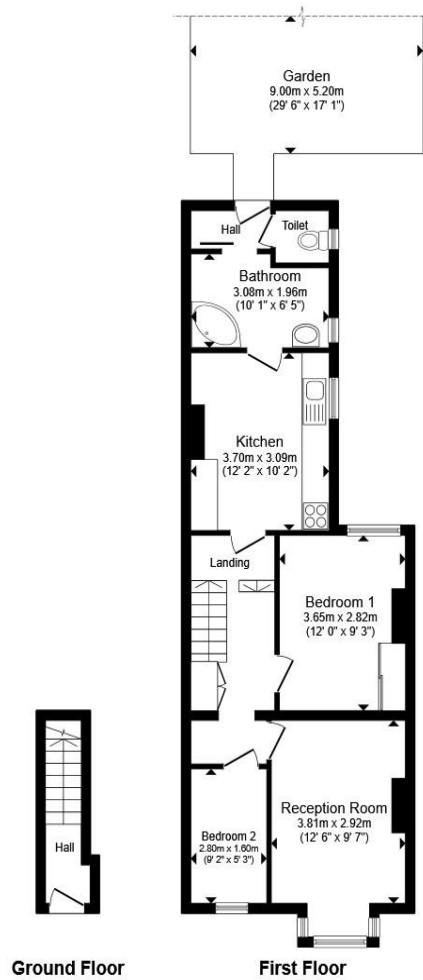
welcome to

## Luna Road, Thornton Heath

A bright and airy maisonette offering generous living space and direct access to a private garden, ideally positioned in a quiet residential road close to transport links and green spaces. Situated on the popular Luna Road, this well-presented maisonette offers bright, airy and well-proportioned accommodation arranged over the upper floor. The property features a spacious reception room, a separate kitchen with space for dining, two bedrooms and a modern bathroom, creating a comfortable and practical home suited to a range of buyers. One of the standout features is access to a private rear garden, providing an excellent outdoor space for relaxing, entertaining or gardening. Large windows throughout allow for an abundance of natural light, enhancing the sense of space across the property. Luna Road is ideally located for everyday convenience, with excellent transport links including nearby Thornton Heath station offering regular services into London. The area benefits from a selection of well-regarded local schools, while green spaces such as Grangewood Park and Norbury Park are within easy reach. Local shops, cafes and amenities are also close by, making this a well-connected and desirable place to live.



**Disclaimer:** Please note that the service charge and building insurance figures quoted are for the 2025 charge year only. The figures for the current year have not yet been finalised and are expected to be released within the next month.



Total floor area 61.8 m<sup>2</sup> (666 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)



welcome to

## Luna Road, Thornton Heath

- Bright & airy maisonette
- Spacious reception room
- Separate kitchen with dining space
- Two well-proportioned bedrooms
- Private garden access
- Convenient location for transport & amenities

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 324.37

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Jun 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114803](https://www.barnardmarcus.co.uk/Property/THH114803)



Property Ref:  
THH114803 - 0005

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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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