



barnardmarcus

Osborne Road, Thornton Heath CR7 8PB

welcome to

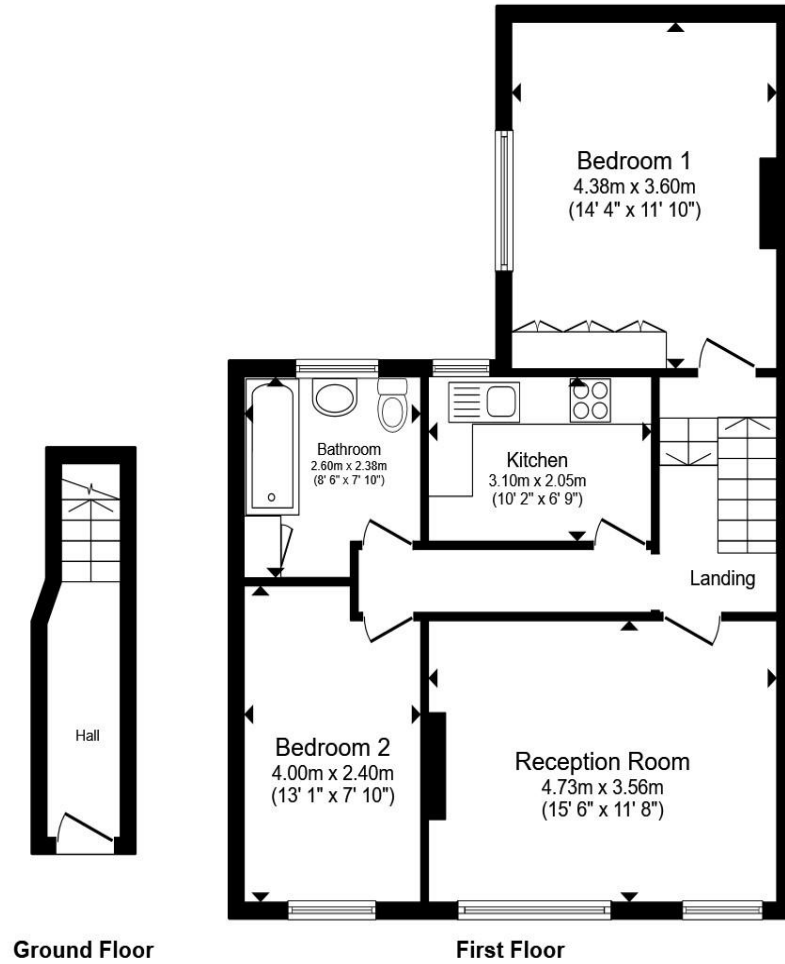
Osborne Road, Thornton Heath

A spacious and well-presented two-bedroom first-floor maisonette with private entrance, separate kitchen and generous reception room, ideally located for local amenities and transport links. Situated on a residential road in Thornton Heath, this attractive first-floor maisonette offers approximately 737 sq. ft. of well-proportioned accommodation and benefits from its own private entrance. The property is accessed via a private front door leading to a first-floor landing which provides access to all principal rooms. The bright and spacious reception room measures over 15ft in length and offers ample space for both living and dining areas, with large windows allowing plenty of natural light to fill the room. The separate fitted kitchen is well arranged with a range of wall and base units, generous worktop space and room for appliances. There are two well-sized double bedrooms, with the principal bedroom measuring over 14ft and providing excellent proportions. Completing the accommodation is a modern family bathroom fitted with a three-piece suite. The property is presented in good order throughout and offers a practical layout that will appeal to first-time buyers, investors and those looking to downsize without compromising on living space.



Osborne Road is ideally positioned for local amenities, shops and services within Thornton Heath. Thornton Heath Station is within easy reach, providing regular rail services to London Victoria and London Bridge, making the property an attractive option for commuters. Residents can enjoy nearby green spaces including Grangewood Park and Thornton Heath Recreation Ground, while a variety of well-regarded primary and secondary schools can be found within the surrounding area.

Agents Note: (1) 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. **(2)** The lease has been extended to a new term of 999 years from 1 January 2021. The extension is not yet reflected on the Land Registry title register. The conveyancer has advised that they are re-submitting the application to the Land Registry to update the title accordingly.



Total floor area 68.5 m² (737 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

Osborne Road, Thornton Heath

- First-floor maisonette
- Private entrance
- Two double bedrooms
- Spacious reception room
- Separate fitted kitchen
- Modern family bathroom
- Approximately 737 sq. ft. of accommodation
- Conveniently located for Thornton Heath Station, local amenities and schools

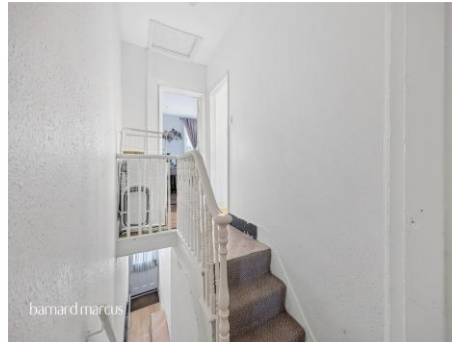
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH112793



Property Ref:
THH112793 - 0003

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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