

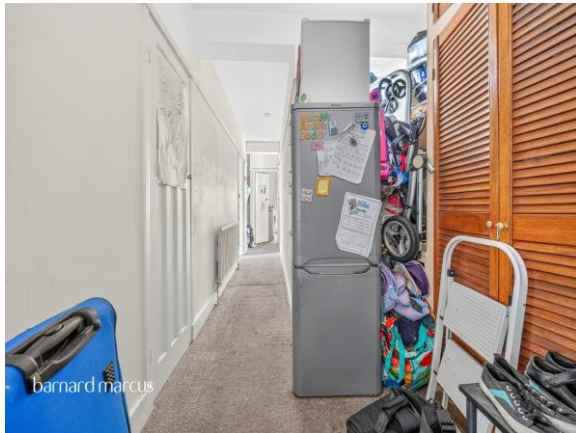


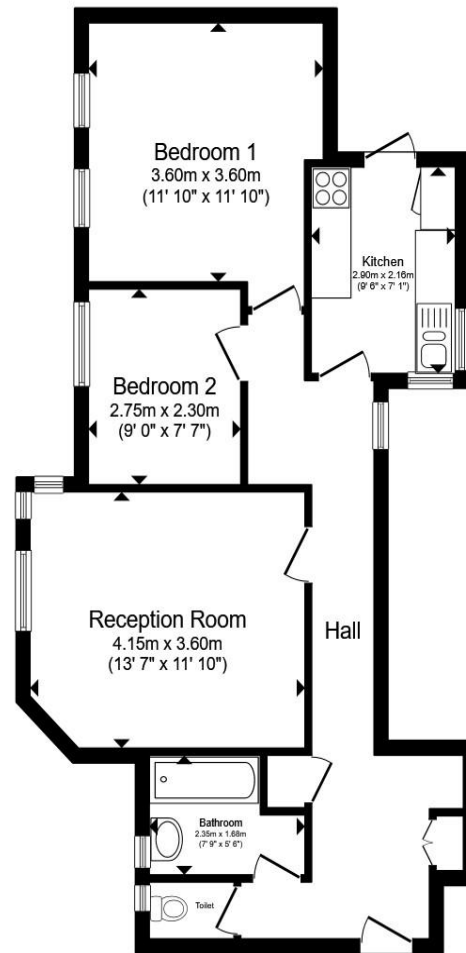
Warwick Gardens, London Road, Thornton Heath CR7 7NB

welcome to

Warwick Gardens London Road, Thornton Heath

Offered to the market with no onward chain is this well-proportioned two-bedroom apartment, set within a popular 1930s purpose-built development on London Road, Thornton Heath. Extending to approximately 656 sq. ft., the property offers bright and spacious accommodation throughout, comprising a welcoming entrance hall, a generous reception room measuring over 13ft, a separate fitted kitchen, two well-sized bedrooms and a family bathroom with separate WC. Positioned on an upper floor, the apartment enjoys pleasant outlooks across the communal grounds and benefits from the character and solid construction associated with 1930s developments. The well-balanced layout makes it an ideal purchase for first-time buyers, downsizers or investors alike. Warwick Gardens is conveniently situated for a range of local amenities, shops and supermarkets, while excellent transport links are available nearby. Both Thornton Heath and Selhurst stations are within easy reach, providing regular services into London Victoria, London Bridge and surrounding areas, with numerous bus routes also serving the locality. A spacious two-bedroom apartment, offered chain free and ideally located for commuters and everyday amenities. Early viewing is highly recommended. **Agents Note:** 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.





Total floor area 60.9 m² (656 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

Warwick Gardens London Road, Thornton Heath

- Spacious two-bedroom purpose-built apartment
- Approx. 656 sq. ft. (60.9 sq. m.) of accommodation
- Generous 13'7 reception room
- Separate fitted kitchen
- Bathroom with separate WC
- Situated within a popular 1930s development
- No onward chain
- Conveniently located for Thornton Heath and Selhurst stations, local bus routes and amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 4000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 164 years from 30 Jul 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114890



Property Ref:
THH114890 - 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.

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