



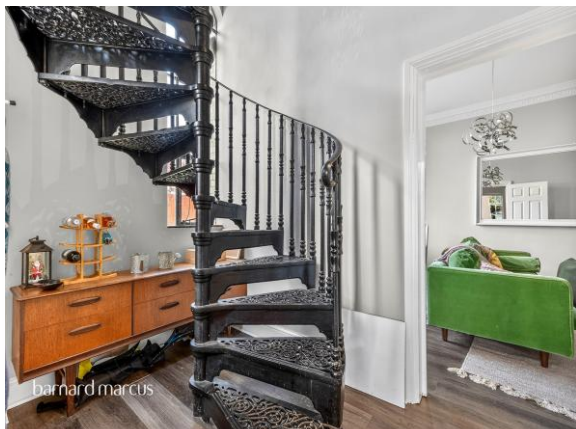
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**Burton Close, Thornton Heath CR7 8SU**

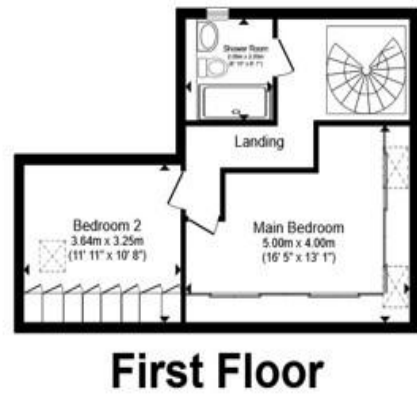
welcome to

## Burton Close, Thornton Heath

This rare, chain-free share of freehold home is set within a stunning period conversion of a historic Pump House, offering character-filled accommodation over two floors and an abundance of natural light throughout. Accessed via its own private front door, the ground floor opens into a bright and generously sized living room, where tall windows, high ceilings and period proportions reflect the building's heritage while flooding the space with light. The separate kitchen is positioned to the rear and forms a natural hub for day-to-day living, enjoying direct views over — and direct access to — the secluded, private garden, which sits within the title of the property. The garden further benefits from a converted outbuilding currently used as a bar, ideal for entertaining or flexible use. From the reception area, a striking spiral staircase rises to the first floor. Here, two bedrooms sit beneath characterful rooflines, complemented by skylights that draw in warm natural light throughout the day. This beautifully converted period home is further enhanced by a family bathroom alongside a stylish shower / wet room with modern fixtures, offering excellent flexibility for sharers, guests or a small family. The layout of the staircase and landing provides a sense of separation between rooms while maintaining the charm and flow synonymous with this unique building.



Externally, the property benefits from allocated parking, with additional residents' spaces available within the development. The setting is peaceful and tucked away within a quiet cul-de-sac, yet superbly connected; Thornton Heath Station and Norwood Junction Station are both within walking distance, alongside frequent bus links providing excellent access across London. The home is sold with approximately 99 years remaining on the lease and enjoys the significant advantage of share of freehold, with no ground rent or service charge. Building insurance costs are sensibly shared between just three flats, making this an exceptionally low-maintenance and cost-effective purchase. With its rich history, elegant proportions, secluded garden, and abundance of natural light, this distinctive home offers a lifestyle opportunity rarely available in the area.



Total floor area 104.8 m<sup>2</sup> (1,128 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)



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## Burton Close, Thornton Heath

- 1,128 sq ft of internal space
- Unique and characterful two-bedroom period home arranged over two floors
- Share of freehold
- Exceptional private garden (over 2,000 sq ft) with outhouse
- Private entrance
- Beautiful period conversion with character features
- Allocated and residents' parking
- 0.3 miles to Thornton Heath station

Tenure: Leasehold EPC Rating: E

Council Tax Band: E Size: 1,128 SqFt

Service Charge: £0 Ground Rent: £0

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1999. 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

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114631](https://barnardmarcus.co.uk/Property/THH114631)



Property Ref:  
THH114631 - 0011

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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