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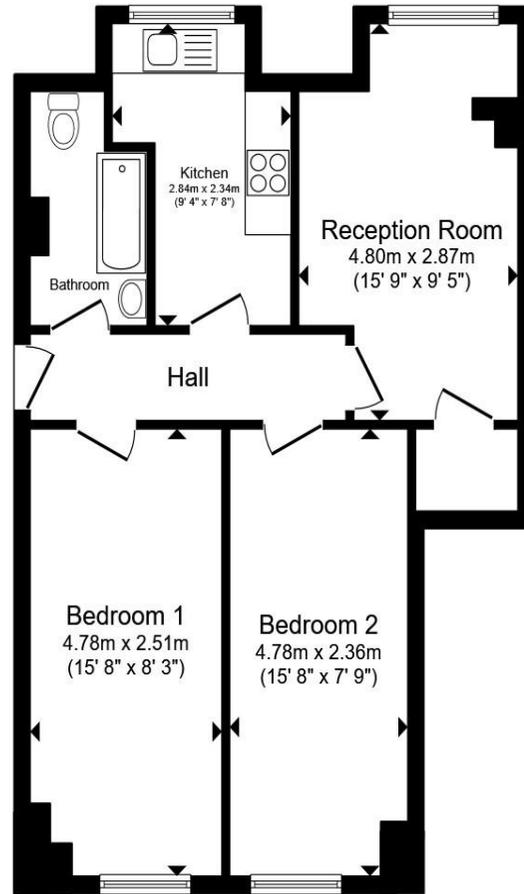
**Grange Road, Thornton Heath CR7 8SA**

**welcome to**

## **Grange Road, Thornton Heath**

This superb two-bedroom ground-floor maisonette, set on the ever-popular Grange Road in Thornton Heath, offers bright, airy living and has been modernised to an excellent standard throughout. Stylish décor, quality finishes and a spacious layout make this an ideal home for first-time buyers, downsizers or investors seeking something move-in ready. The property features two generous double bedrooms, a spacious reception room, a contemporary kitchen and a modern bathroom. Additional advantages include off-street parking, no onward chain, and a full refurbishment creating a fresh, modern feel throughout. Situated at Grange Road, CR7 8SA, this home benefits from excellent transport connections, with several stations easily accessible in the Thornton Heath and Selhurst vicinity, providing convenient links across London. The area also offers a wide selection of nearby amenities, including Sainsbury's, Tesco Superstore, local convenience stores, and a variety of everyday shops and services — all within comfortable reach for residents. Viewings are by appointment only — call us now to book your viewing and secure this fantastic home.





### Ground Floor



Total floor area 56.6 m<sup>2</sup> (610 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

## Grange Road, Thornton Heath

- Ground floor
- Two-bedrooms
- Maisonette
- No onward chain
- Close to Thornton Heath and Selhurst Stations

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2017. 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/THH114721](https://www.barnardmarcus.co.uk/Property/THH114721)



Property Ref:  
THH114721 - 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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