



Mersham Road, Thornton Heath, CR7

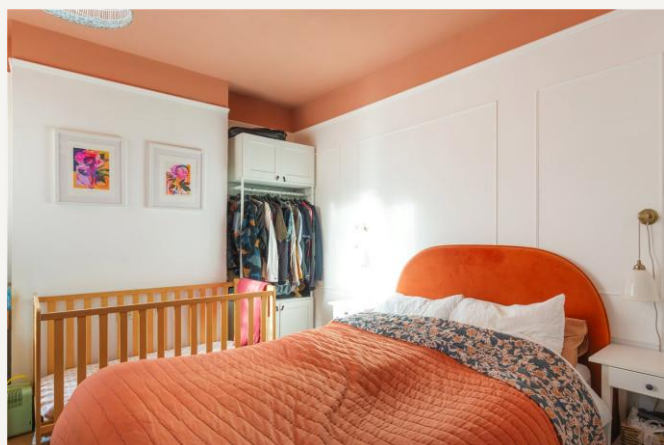
£375,000 *Leasehold*



Situated on the edge of Crystal Palace, Mersham Road is a delightful, quiet and residential road.

#### KEY FEATURES

- GFF
- Leasehold - 156 years 4 months
- No service charge
- Maisonette
- 2 bedrooms
- Garden
- Excellent transport links



**Crystal Palace**

02038693222 | [crystalpalace@winkworth.co.uk](mailto:crystalpalace@winkworth.co.uk)

**Winkworth**

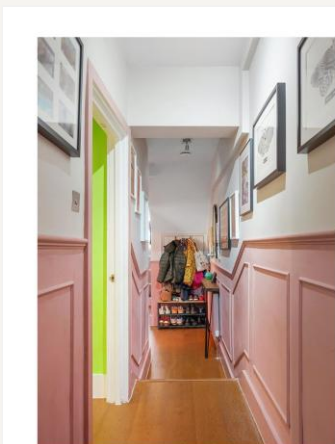
for every step...





Winkworth are delighted to offer this stunning 2-bedroom flat to the market, a gorgeous period maisonette. The property comprises; a reception, kitchen, dining room, two double bedrooms and family bathroom. The property further benefits from a beautiful garden to the rear which would be excellent for development subject to the usual planning.

Mersham road is excellently located, with the reliable transport links of Thornton Heath and Norwood Junction both within easy reach of the property. Residents are also close by to the superb local amenities on and around the Crystal Palace "Triangle" consisting of boutique shops, independent cafes, trendy restaurants and bars to explore.







## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 156 year and 2 months

**Council Tax Band:** C

**EPC rating:** C



Illustration for identification purposes only. Not to scale.  
 Floor Plan Drawn According To RICS Guidelines.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

**Crystal Palace**

02038693222 | [crystalpalace@winkworth.co.uk](mailto:crystalpalace@winkworth.co.uk)

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.