



Mersham Road, Thornton Heath, CR7

£350,000 *Leasehold*

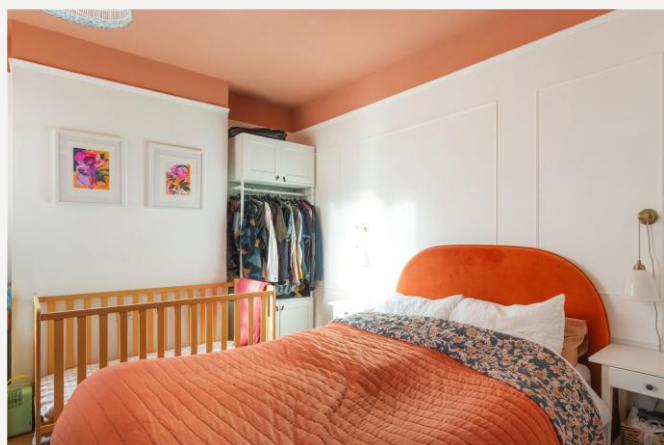


Situated on the edge of Crystal Palace, Mersham Road is a delightful, quiet and residential road.

Winkworth are delighted to offer this stunning 2-bedroom flat to the market, a gorgeous period maisonette. The property comprises; of a reception, kitchen, dining room, two double bedrooms and family bathroom.

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

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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 1 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.

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