

# Truuli



**Stuart Road, Thornton Heath, Surrey, CR7 8RA**

£600,000 Freehold

- HMO licence
- Victorian terrace arranged over three floors
- Self contained studio on the top floor
- Good condition throughout
- Kitchen lounge area & downstairs wc
- Available immediately
- Private garden

Southbridge Place, Croydon, Surrey, CR0 4HA

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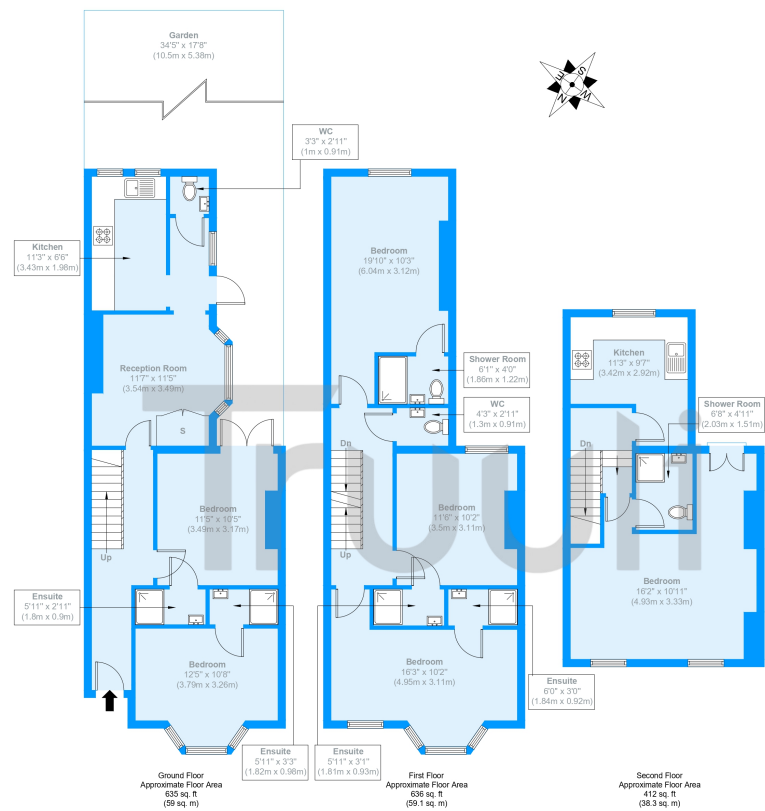
£600,000 Freehold

Fantastic Victorian HMO – Prime location in the heart of Thornton Heath Station & High Street.

This is an exceptional Victorian HMO, offering spacious and well-appointed accommodation across three floors, conveniently located within easy reach of Thornton Heath train station and the vibrant High Street.

This versatile property is available immediately with no onward chain, making it an ideal investment opportunity.

Stuart Road



Approximate Gross Internal Area = 156.4 sq m / 1683 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

