

TO LET

£1,200 pcm



## Flat 3, 947 London Road, Thornton Heath, Surrey. CR7 6JE

- One Double Bedroom
- Living Room
- Fitted Kitchen
- Modern Bathroom
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Communal Rear Garden
- Well Maintained Block
- Available 11/04/2025



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## PROPERTY DESCRIPTION

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A well presented one bedroom first floor flat in a well maintained Victorian residence that is occupied by long term tenants throughout. Benefits include unreserved off street parking, communal rear garden, double glazing, gas central heating, a fitted kitchen & modern bathroom. Situated in a position that is set back off London Road & is convenient for most local amenities including Norbury Train Station, bus routes, local shops, supermarket & restaurants. Highly Recommended. Available 11/04/2025.



## ROOM DESCRIPTIONS

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### **Communal Front Garden:**

Laid to lawn, mature shrubs, flower beds, unreserved off street parking, side access to communal rear garden, double glazed communal front door to:

### **Vestibule:**

Double glazed casement windows, mail boxes, door to:

### **Communal Entrance Hall:**

Night storage heater, electric meter cupboard, stairs with ornate balustrade to:

### **First Floor Landing:**

Glazed front door to:

### **Entrance Hall:**

Two storage cupboards, radiator, laminate flooring, doors to:

### **Kitchen:**

6' 11" x 6' 4" (2.11m x 1.93m) Large double glazed casement window to front, modern matching fitted wall & base units with laminate worktops housing single drainer stainless steel sink unit with tile splash back, stainless steel oven, electric hob, stainless steel cooker hood, power points, laminate flooring.

### **Living Room:**

13' 0" x 12' 2" (3.96m x 3.71m) Large double glazed casement windows to front, two double radiators, fitted cupboard & shelving housing gas combination boiler, picture rail, power points, laminate flooring, sliding door to:

### **Bedroom**

12' 10" x 11' 1" (3.91m x 3.38m) Double glazed casement to side, double radiator, power points, laminate flooring, door to;

### **Bathroom:**

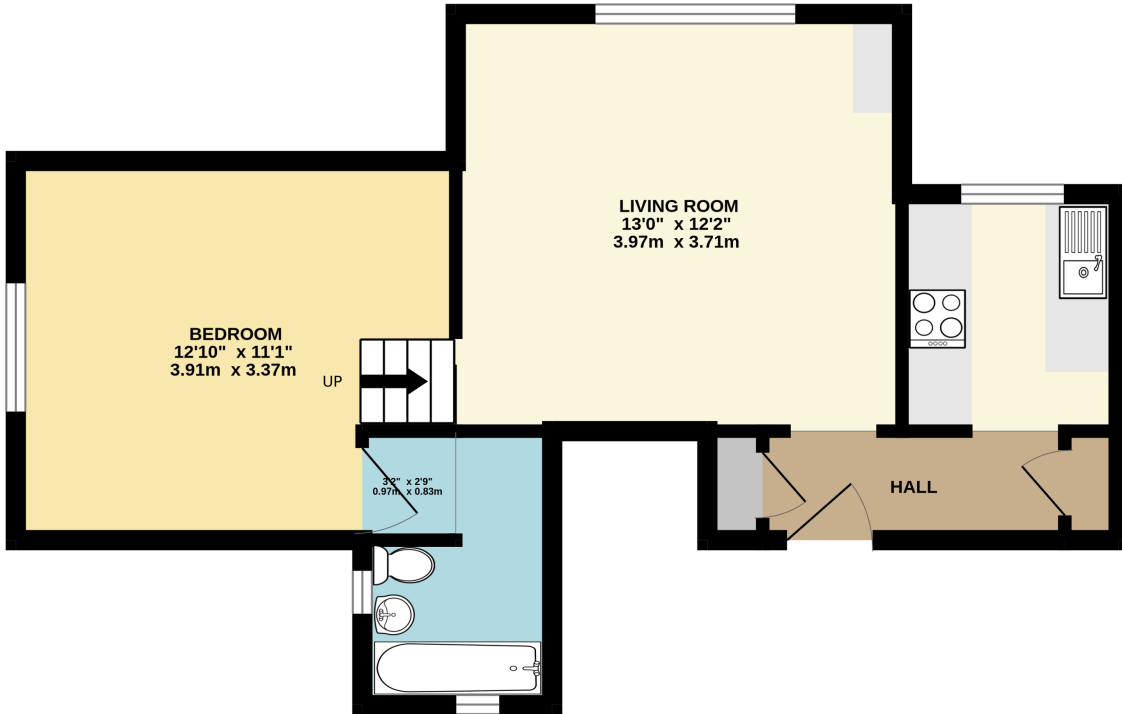
10' 6" x 5' 6" (3.20m x 1.68m) Dual aspect double glazed casement windows, panelled walls, double radiator, modern matching white suite comprising of panelled bath with mixer tap, shower attachment & shower screen, pedestal wash hand basin, dual flush wc, vinyl flooring.

### **Communal Rear Garden:**

Laid to lawn, flower beds, mature shrubs.



GROUND FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 418 sq.ft. (38.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	