



**2 Norbury Avenue, Thornton Heath, Surrey, CR7 8AA**

**£220,000 Leasehold**

- Superb conversion
- Own front door
- Exceptionally large studio with separate sleeping area
- Kitchen breakfast room

- Off street parking
- Full bathroom
- Private garden
- 145 year lease
- No charges

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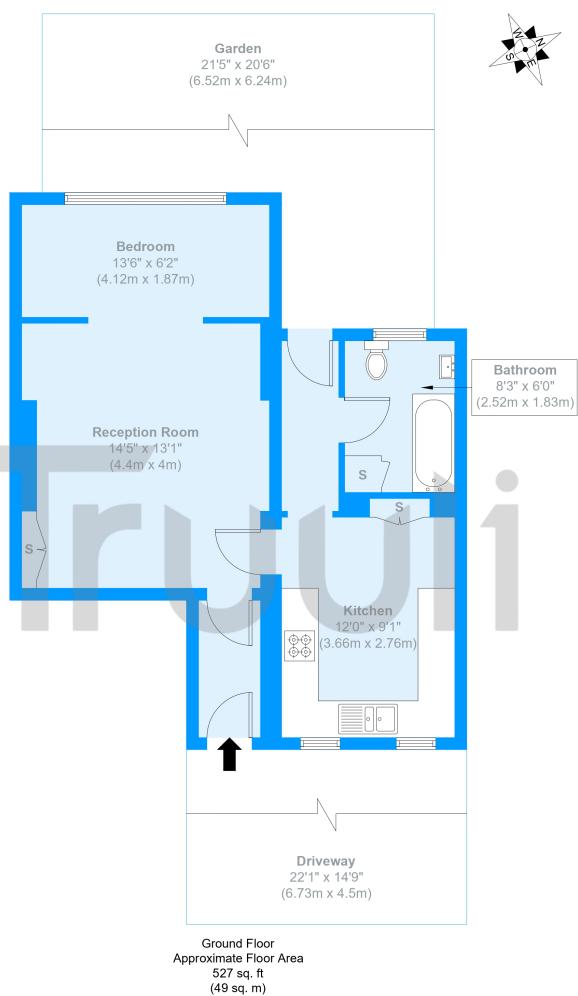
£220,000 Leasehold

Introducing an impressive and exceptionally spacious studio conversion set within a striking Victorian building comprising just a select number of flats.

Ideally positioned moments from Thornton Heath Station and a wide range of local amenities, this superb home offers a truly unique living experience.

Benefiting from its own private entrance and off-street parking, the property opens into a bright and generous studio space, featuring a comfortable lounge area with a well-defined sleeping area beyond.

Norbury Avenue



Approximate Gross Internal Area = 49 sq m / 527 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>	
(69-80)	<b>C</b>	
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

