

# Truuli



## Mersham Road, Thornton Heath, Surrey, CR7 8NQ

£350,000 Share of Freehold

- Three bedrooms
- Large kitchen and dining room
- Well maintained by the current owners
- On the borders of SE19
- Private rear garden
- Over 900 year lease
- Guide price £350,000 - £375,000

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

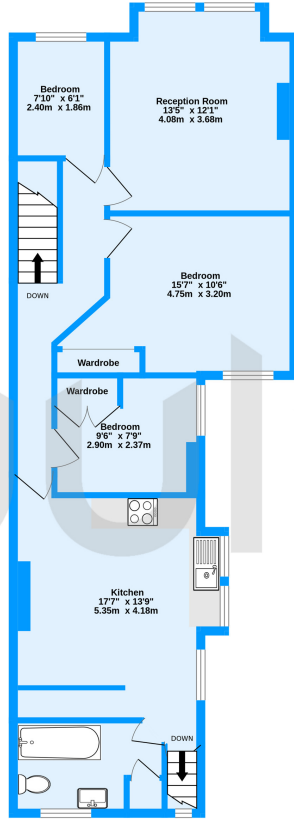
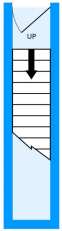
# Mersham Road, Thornton Heath, Surrey, CR7 8NQ

£350,000 Share of Freehold

\*\*\* Guide price £3530,000 - £375,000 \*\*\* This newly refurbished three-bedroom maisonette is set on the first floor of this period building, located on Mersham Road, Thornton Heath. The property is located within easy access to Crystal Palace Triangle and Thornton Heath High Street.

Ground Floor Entrance  
43 sq.ft. (4.0 sq.m.) approx.

First Floor  
761 sq.ft. (70.2 sq.m.) approx.



Mersham Road, Thornton Heath, CR7

TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix 02024

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>	57	63
(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	

