

# Truuli



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

£350,000 Leasehold

- First Floor
- Victorian Maisonette
- Recently decorated
- Three bedrooms
- Kitchen diner
- Private garden with storage space
- Available immediately
- 170 year lease on completion
- First floor

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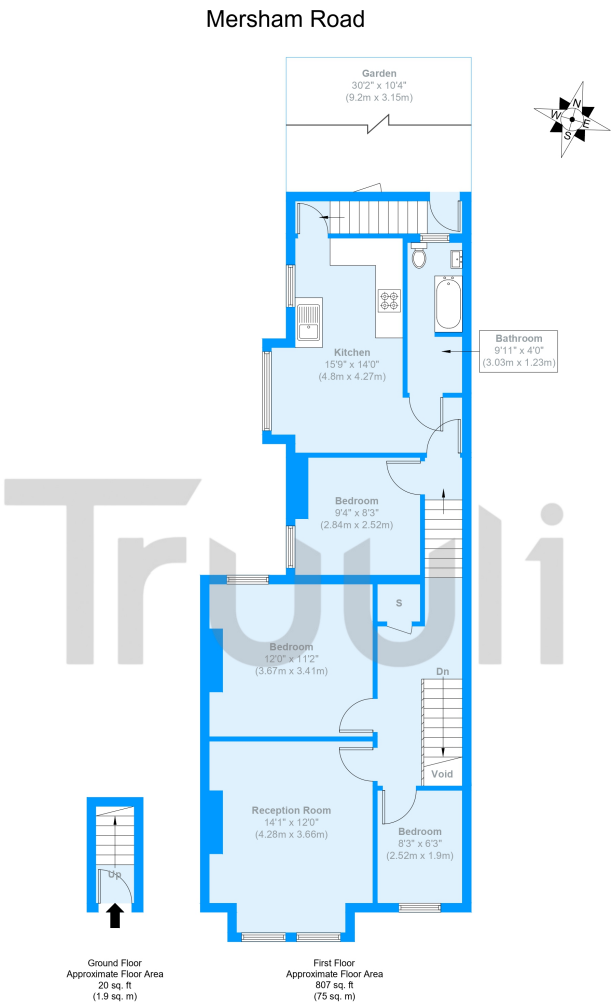
# Mersham Road, Thornton Heath, Surrey, CR7 8NW

£350,000 Leasehold

This charming first-floor Victorian maisonette combines timeless character with modern comfort.

Recently redecorated, it welcomes you with high ceilings and an abundance of natural light that creates a calm and airy atmosphere throughout.

The current lease is 71 years but will be extended to 171 years upon completion.



Approximate Gross Internal Area = 76.9 sq m / 827 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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