



169A Moffat Road

Thornton Heath CR7 8PZ

OFFERS OVER - £385,000



The Property

This two bedroom duplex maisonette with its own sizeable garden is finished to an exceptionally high standard and conveys a modern contemporary feel. Constructed over two floors within a period building, every room has space & light.

Situated on the outskirts of Crystal Palace, this property gives an opportunity to enjoy the convenience & style that this upcoming area enjoys without the price tag. Being just 0.9 miles from Thornton Heath Station providing links to London Bridge, London Victoria & Clapham Junction as well as being within striking distance of the bus links on Beulah Hill, this home is well located for the commuter.

Local amenities include the various shops, bars & restaurants of the Crystal Palace Triangle as well as a choice of amenities on Thornton Heath High Street which is just under a mile away.

Local green spaces include Grangewood Park, Crystal Palace Park & South Norwood Lake & Grounds.



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773 sq ft



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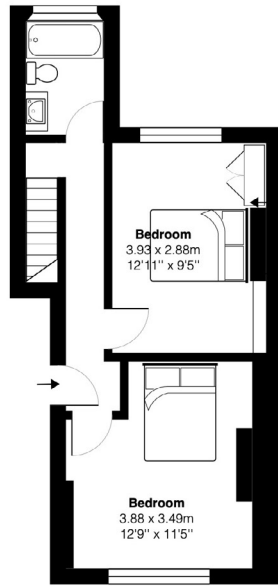
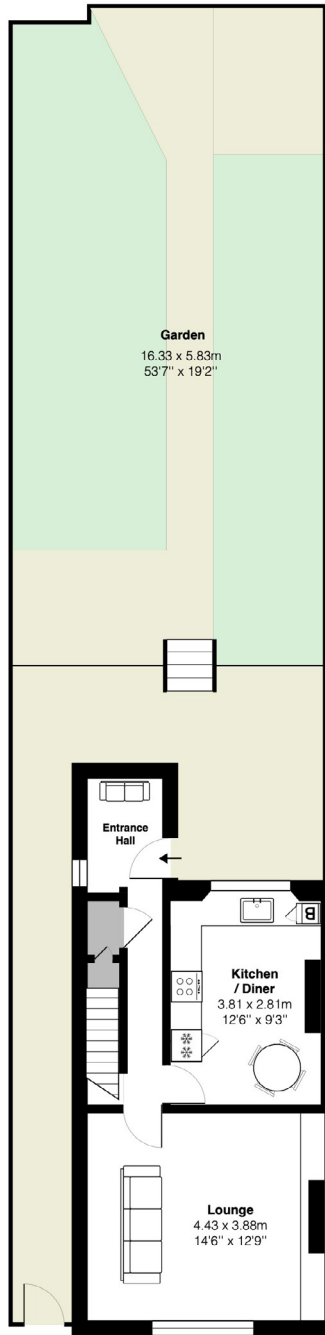


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[Click here](#) to go to the web page, where you can find out more details on this property and download information.

Plans







Property Details

The maisonette extends to approximately 71.8 square meters (773 square feet) internally across the lower level & upper level.

There is direct access to a comparatively huge rear garden for a maisonette of this size, extending to approximately 95.2 square meters (1024 square feet) as well as working access from the side of the building.

Being a very different property for the area, entrance is provided via your own door accessed via the rear garden and leading into a bright boot hall. The newly fitted kitchen and lounge are both located at lower level.

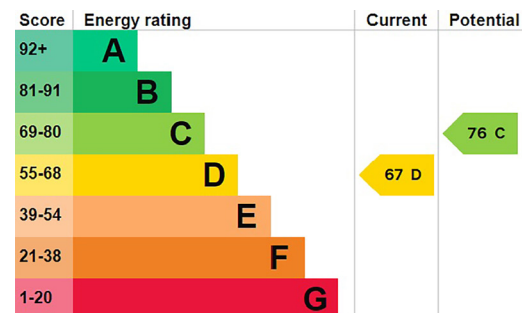
On the upper level, there are two well-proportioned bedrooms and a modern bathroom suite featuring a bath with shower fitment, close coupled WC and an elegant countertop wash hand basin. There is also access to the communal hallway on the upper floor.

If you are looking to buy a maisonette within 2 miles, you will certainly want to view this property.

Lease information

The vendor has advised of the following:

- Lease Length: Approx 123 years
- Ground Rent: £300 Per year
- Service Charge: £93.13 per month



The Location



Beautiful Gardens at the top of **Streatham Common**

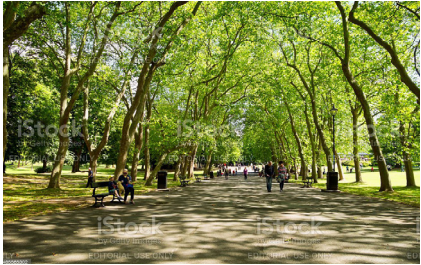


Less than a mile to **Thornton Heath Station**

[Click here](#) to see the video of the property and location



Near the **Crystal Palace 'Triangle'** which is popular for restaurants, bars and shopping



Within a couple of miles of **Crystal Palace Park, National Sports Centre, Concert Bowl and the Dinosaurs**



Close to **South Norwood Lakes and Country Park**



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