

FREEHOLD



Block of 3 Flats and Plot of Land  
**FERNHAM ROAD,  
THORNTON HEATH,  
SURREY,  
CR7 8JD**

**£575,000**

#### FEATURES

Unbroken Freehold Semi Detached House

Ground Floor 1 Bedroom Flat with Garden

First Floor 1 Bedroom Flat

Second Floor Studio Flat

Land to Side with Extension potential STPP

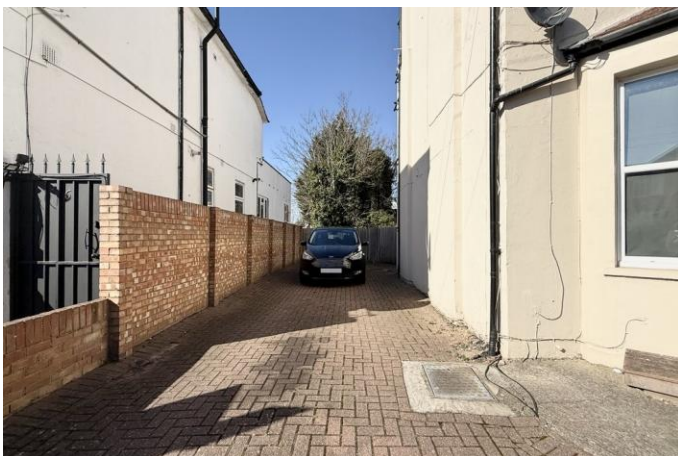
Land to Side with Development potential STPP

Ideal Buy to Let or Development

Council Tax Bands B / B / B

EPC Ratings D / E / D

No Onward Chain. View Now!



3



2



2



## 2 Bedroom Block of 3 Flats and Plot of Land located in Thornton Heath

Unbroken Freehold Semi Detached House that has been converted into 3 Flats with Land to side which has potential for Development STPP. Situated conveniently for Thornton Heath Station and High Street, Tesco, Croydon University Hospital and Croydon Town Centre. Features; Ground Floor 1 Bedroom Flat with garden, First Floor 1 Bedroom Flat, Second Floor Studio Flat and Land to the side of the building with potential for either Extension or Development STPP. Council Tax Bands B. EPC Ratings D / E / D. No Onward Chain. View Now!	BATHROOM 7' 2" x 5' 4" (2.2m x 1.64m)	current tenant at higher rent) (Current value is £1,050pcm)
	BEDROOM 13' 2" x 9' 8" (4.02m x 2.95m)	
	SECOND FLOOR FLAT:	
	STUDIO ROOM 15' 10" x 10' 10" (4.84m x 3.32m)	
GROUND FLOOR FLAT:	KITCHEN 5' 11" x 4' 0" (1.82m x 1.23m)	
	BATHROOM 5' 11" x 5' 7" (1.82m x 1.72m)	
	LOUNGE 14' 9" x 11' 8" (4.5m x 3.56m)	
	LAND TO SIDE WITH A WIDTH OF 4M WIDENING TO 5.8M WITH POTENTIAL FOR EXTENSION OR DEVELOPMENT (STPP)	
KITCHEN 11' 6" x 10' 1" (3.53m x 3.09m)		
BATHROOM 8' 2" x 5' 7" (2.51m x 1.71m)	GROUND FLOOR FLAT TENANCY: Let on AST from 17th August 2022 at £1,096.98pcm (Current tenant has been issued with a Section 21 Form 6A Notice to Vacate) (Current value is £1,450pcm)	
BEDROOM 12' 3" x 9' 7" (3.75m x 2.94m)		
REAR GARDEN	FIRST FLOOR FLAT TENANCY: Let on AST from 27th April 2025 at £1,305pcm (Renewed tenancy with current tenant at higher rent) (Current value is £1,400pcm)	
FIRST FLOOR FLAT:		
LOUNGE 15' 7" x 11' 0" (4.76m x 3.37m)	SECOND FLOOR FLAT TENANCY: Let on AST from 29th April 2025 at £925pcm (Renewed tenancy with	
KITCHEN 11' 6" x 7' 1" (3.53m x 2.16m)		





**BENSON & PARTNERS | 4 – 6 STATION ROAD, LONDON, SE25 5AJ**



1ST FLOOR



2ND FLOOR



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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**Council Tax Band: B**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>75 C</b>
55-68	<b>D</b>	<b>64 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.