



barnard marcus

Burton Close, Thornton Heath CR7 8SU

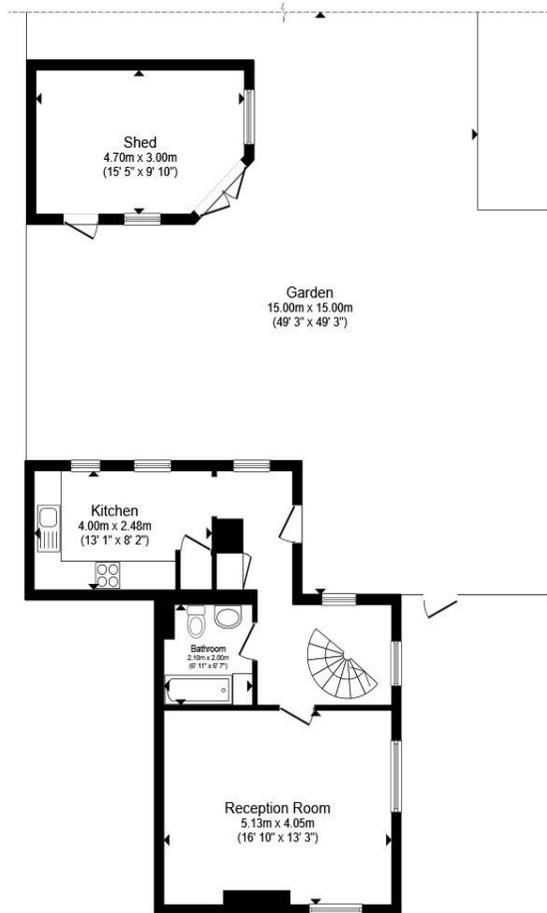
welcome to

Burton Close, Thornton Heath

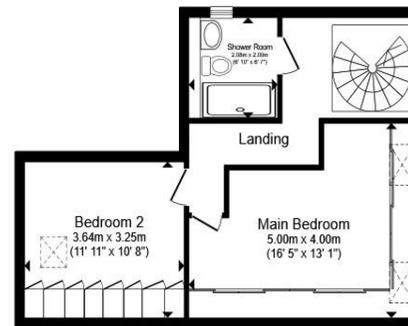
This rare chain-free, share of freehold opportunity offers a beautifully individual home set within a historical Pump House, combining character architecture with modern living across two well-arranged floors. Approached via its own private front door, the ground floor opens into a bright and generously proportioned light and spacious living room, with tall windows and high ceilings that reflect the building's heritage. The separate kitchen is positioned to the rear and forms a natural hub for day-to-day living, with direct views and direct access to the private, non-overlooked garden belonging to the property, as well as a separate outbuilding that has been converted into a bar. The private garden sits within the title and is complemented by additional shared green space to the front, creating a peaceful setting within this quiet cul-de-sac enclave. From the reception area, a striking spiral staircase leads up to the first floor, where two bedrooms sit beneath characterful rooflines and skylights that draw in warm natural light. This period conversion arranged over two floors is further enhanced by a bathroom and an additional shower room, offering flexibility for sharers, guests or a small family. The position of the staircase and landing creates a sense of separation between the rooms while still maintaining the charm and flow of this converted building.



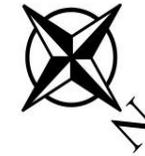
Externally, the property benefits from allocated parking as well as further residents' spaces within the development. The location places both Thornton Heath Station and Norwood Junction Station within walking distance, along with frequent bus links for excellent connectivity. The home is sold with approximately 99 years remaining on the lease, with the added advantage of being share of freehold with no ground rent or service charge, and building insurance costs shared between just three flats — making this an exceptionally cost-effective and low-maintenance purchase. With its unique history, elegant proportions, spacious private garden and tucked-away setting, this home presents a truly distinctive lifestyle rarely available in the area.



Ground Floor



First Floor



Total floor area 104.8 m² (1,128 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Burton Close, Thornton Heath

- Share of freehold
- Period conversion, Maisonette
- Two-bedrooms
- Historical pump house over two floors
- Stunning spiral staircase
- Direct access to private garden & allocated & residents' parking
- 99-year lease, no ground rent, no service charge
- Separate outer house, currently used as a bar

Tenure: Leasehold EPC Rating: E

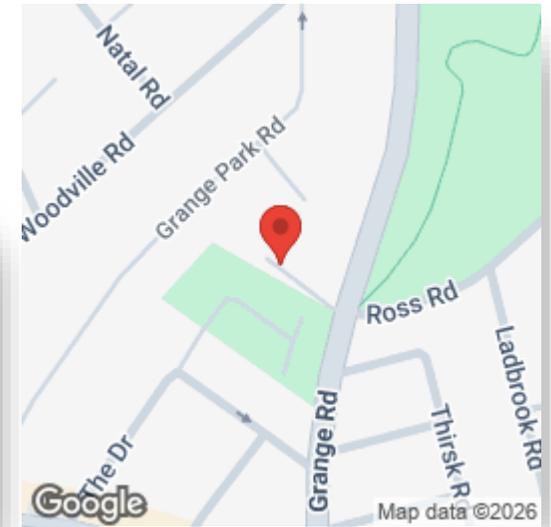
Council Tax Band: E Service Charge: £0

Ground Rent: £0

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£500,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/THH114631](https://www.barnardmarcus.co.uk/Property/THH114631)



Property Ref:
THH114631 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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