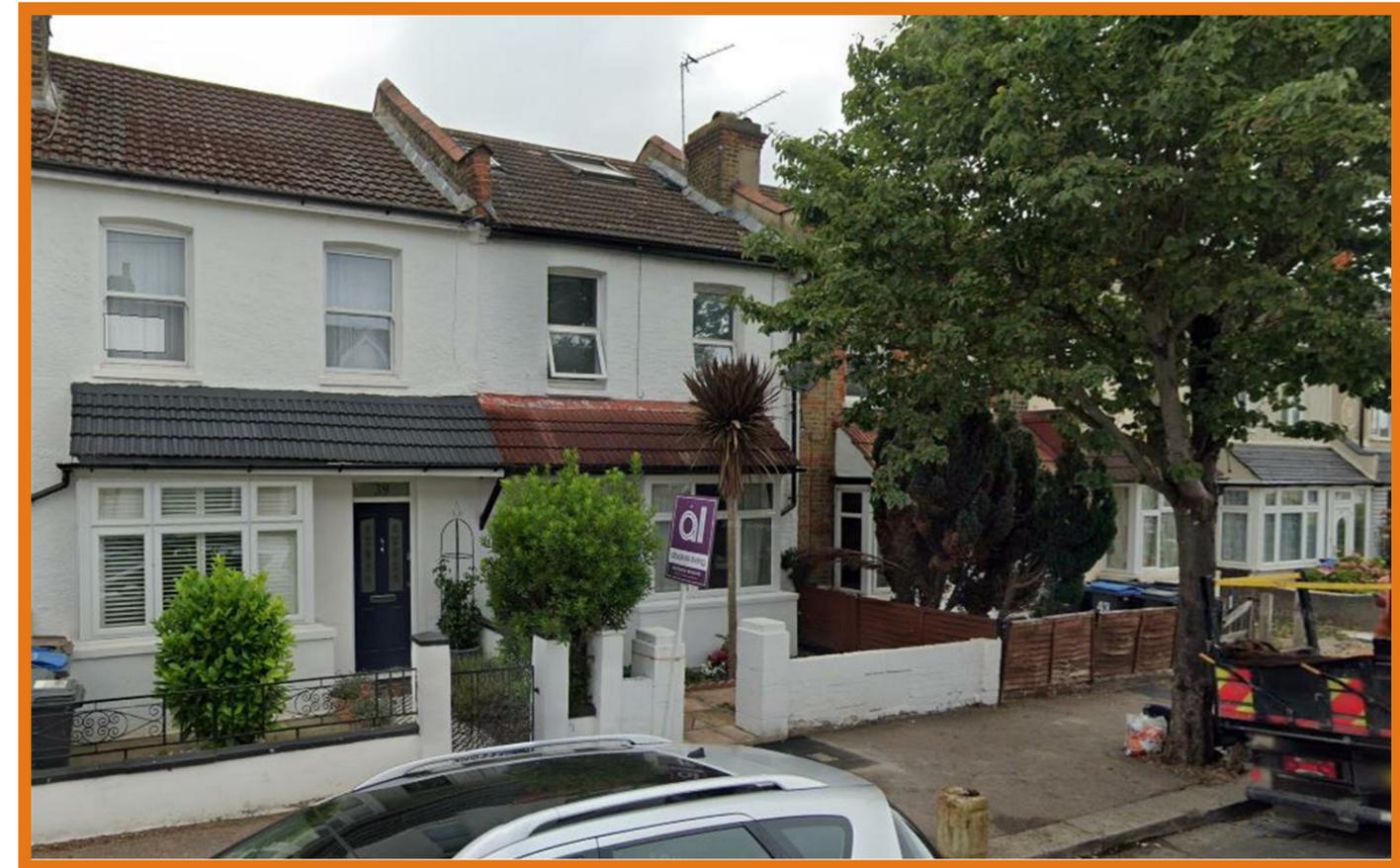


TOTAL APPROX. FLOOR AREA 622 SQ.FT. (57.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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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Windsor Road
 Thornton Heath

Asking Price
 £294,950

Absolute Living are delighted to market this superb two bedroom flat with private garden and brick built shed which could be used as a home office. Located on a quiet residential street a short walk to Thornton Heath Station. Share of freehold - 999 year lease.

This stunning two bed flat features a fully integrated modern kitchen reception with bi-folding sliding doors leading out in to your own private garden with raised decked area and large brick shed/workshop. Offering two good size double bedrooms with a large family sized tiled bathroom which comes with shower over bath arrangement.

Located on a quiet residential road with free on street parking, this flat is only a 10 minute walk from Thornton Heath Station and the local supermarkets.

Sold with share of freehold with a 999 year lease, peppercorn ground rent.
 Perfect for a young family or as a buy to let.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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