

# Truuli



## Burlington Road, Thornton Heath, Surrey, CR7 8PF

£350,000 Share of Freehold

- Beautifully renovated Victorian maisonette
- Share of freehold
- Two double bedrooms
- Extensively upgraded throughout
- Exceptional kitchen and bathroom
- Bespoke storage and craftsmanship
- Period features lovingly restored
- Beautiful private garden
- Peaceful and comfortable living
- Free on road parking

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

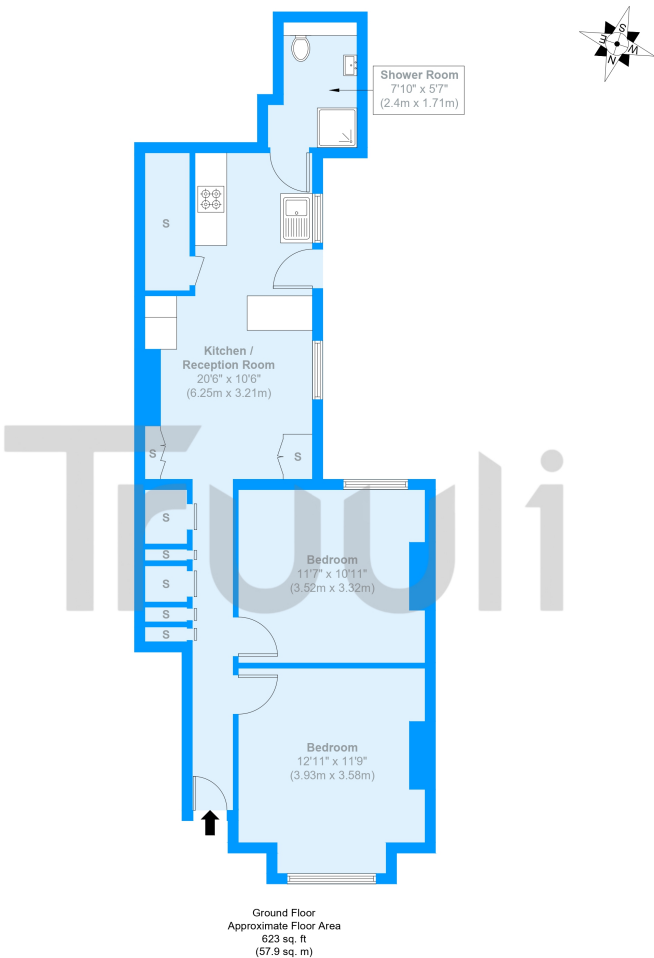
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\*\*\* Vendor comments\*\*\* "When I first saw this Victorian share of freehold maisonette five years ago, I knew I could put my functional design skills to good use, with the aim of creating a home that felt both comfortable and considered, while preserving the period character that attracted me in the first place. The maisonette has been extensively renovated from top to bottom.

Being a Victorian property, it naturally stays cooler in summer, while the insulation improvements mean it heats quickly and economically in winter. There's also a great sense of community in the street. I've genuinely loved living here and will miss my beautiful, cosy home. If you choose this to be your future home, please keep the plants cosy in winter, you won't regret it when spring comes".

Burlington Road



Approximate Gross Internal Area = 57.9 sq m / 623 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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| Energy Efficiency Rating                    |         |                                                                                     |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                           |
| Very energy efficient - lower running costs |         |                                                                                     |
| (92+)                                       | 69      | 77                                                                                  |
| A                                           |         |                                                                                     |
| (81-91)                                     |         |                                                                                     |
| B                                           |         |                                                                                     |
| (69-80)                                     |         |                                                                                     |
| C                                           |         |                                                                                     |
| (55-68)                                     |         |                                                                                     |
| D                                           |         |                                                                                     |
| (39-54)                                     |         |                                                                                     |
| E                                           |         |                                                                                     |
| (21-38)                                     |         |                                                                                     |
| F                                           |         |                                                                                     |
| (1-20)                                      |         |                                                                                     |
| G                                           |         |                                                                                     |
| Not energy efficient - higher running costs |         |                                                                                     |
| England, Scotland & Wales                   |         |                                                                                     |
| EU Directive 2002/91/EC                     |         |  |

