

## Beulah Crescent, CR7

Offers Over £260,000

- Chain Free
- Close To Transport Links
- Ground Floor
- Help To Buy

- High Specification
- One Bedroom
- Private Patio
- Leasehold



Available on the Help To Buy scheme, this brand new one bedroom apartment is offered in a fantastic location in the popular Thornton Heath.

Set over the ground and first floors, this stunning apartment has been designed to a high specification standard and comprises of a welcoming open plan kitchen / reception with integrated appliances, a bathroom suite and one double bedroom. There is also a secluded private patio space and a feature skylight offering fantastic natural light throughout.

Located a short walking distance to Thornton Heath Station the development is well serviced by excellent public transport links into Central London Stations such as London Victoria and London Bridge. The many amenities in Thornton Heath are just a short walk away.

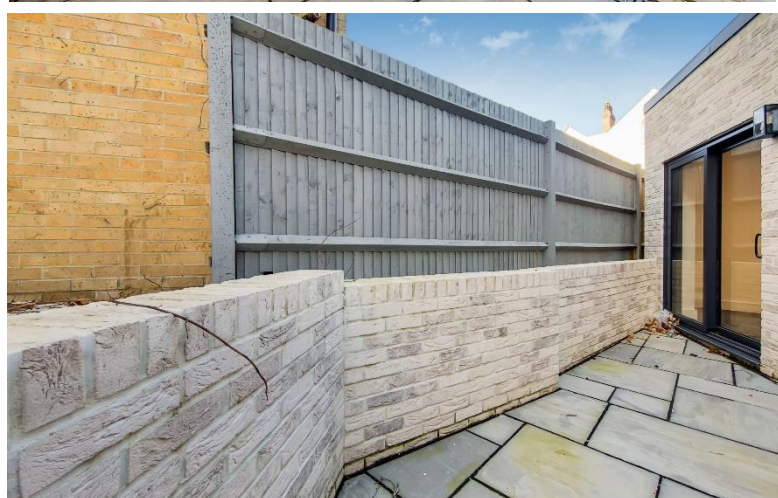
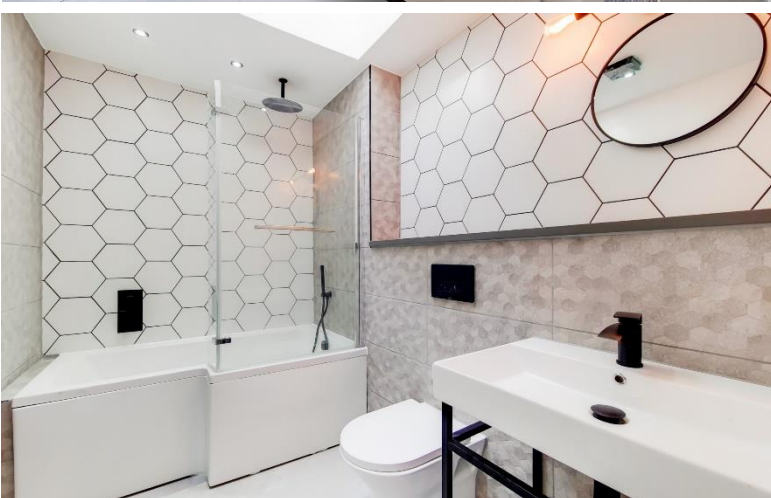
Contact Kallars to arrange a viewing today.

#### Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Kallars Property Agents Ltd.

#### AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

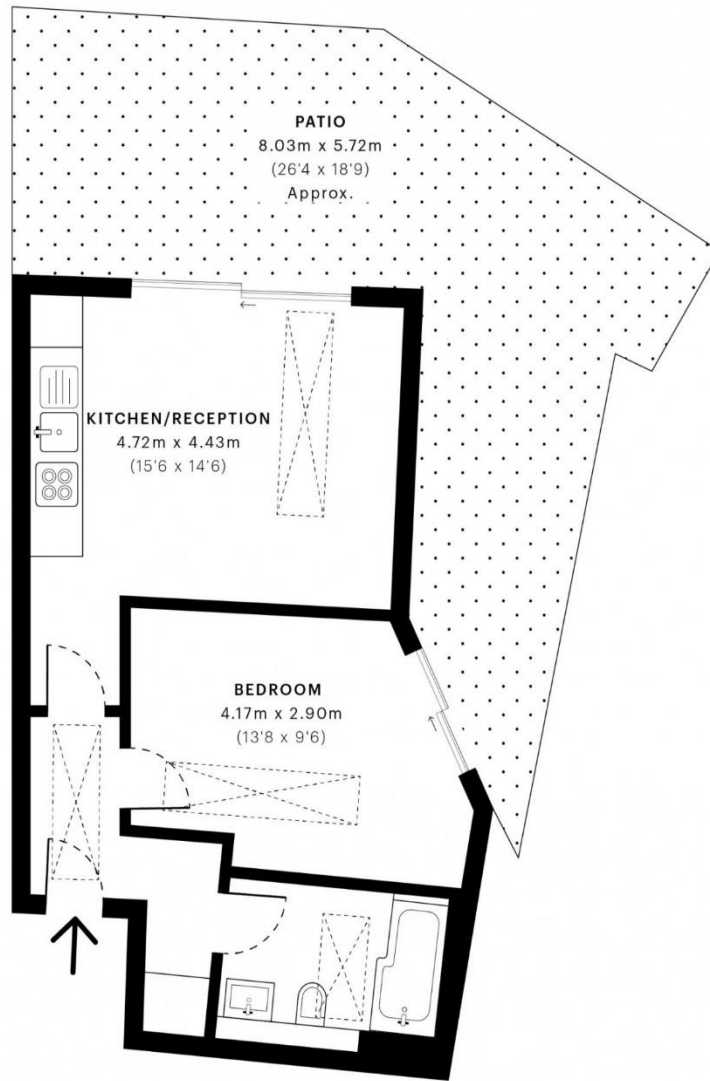


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— Ground Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
37.82 sqm / 407.09 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
35.66 sqm / 383.84 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 37.82 sqm / 407.09 sqft  
IPMS 3C RESIDENTIAL 35.85 sqm / 385.89 sqft

SPEC ID 622f438c420d140e5dd49be1

