



## Beulah Crescent, CR7

£375,000 Leasehold

- Brand New Home
- Chain Free
- En suite
- Excellent Location

- Help To Buy
- Open Plan
- Split Level
- Two Bedrooms



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 two bedrooms, one of which has an en suite. 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.

Lease - 125 Years Remaining (Approx.)

Service Charge - Peppercorn

Ground Rent - Peppercorn / No Ground Rent for Help To Buy

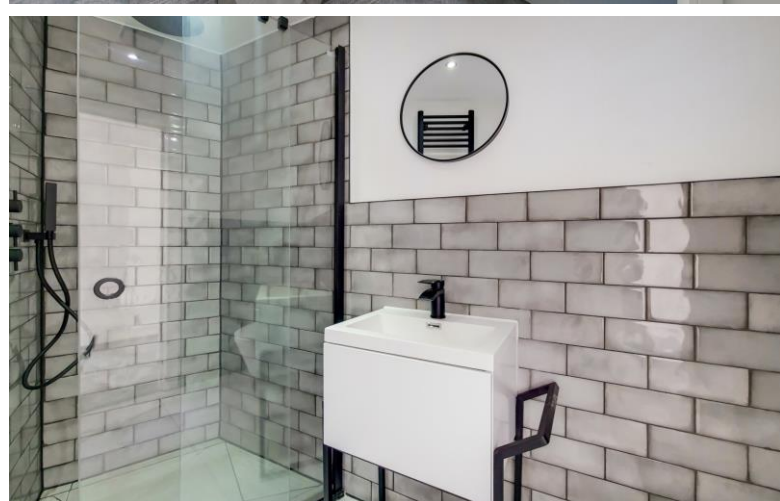
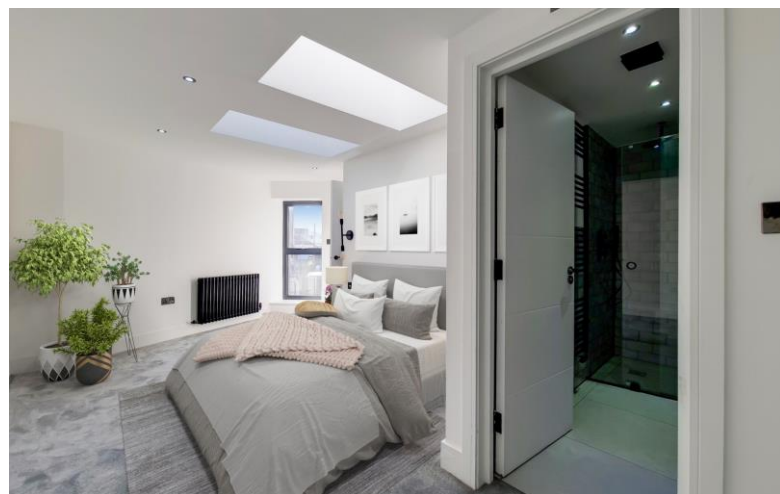
Contact Kallars to arrange a viewing today.

N.B - These photos have been virtually staged and are for guidance purposes only.

**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.

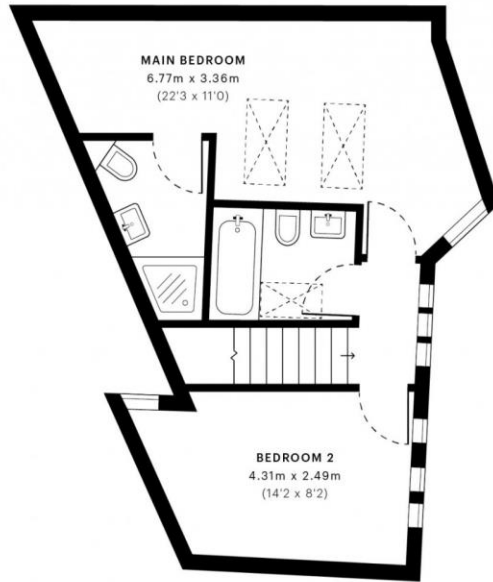


Kallars Property Agents | 2-4, New King Street | SE8 3HS

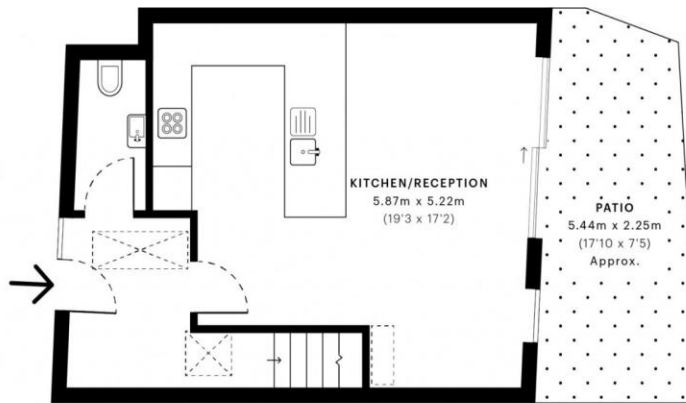
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[www.kallars.com](http://www.kallars.com)





— First Floor



— Ground Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
71.05 sqm / 764.78 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
66.31 sqm / 713.75 sqft

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

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.33 sqm / 3.55 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 69.88 sqm / 752.18 sqft  
IPMS 3C RESIDENTIAL 67.26 sqm / 723.98 sqft

SPEC ID 622f4314420d140e5dd49bdf

