

Thicket Road, SE20 OIEO £435,000 0208 702 9333 pedderproperty.com











In general

- One / two bedroom period conversion
- Brimming with characterful features
- A share of the freehold
- Opposite Crystal Palace park
- High ceilings
- Mezzanine

In detail

A characterful one / two bedroom period conversion positioned on a highly regarded road opposite the lower lake of Crystal Palace Park.

This warm, inviting, and visually striking property occupies the raised ground floor of an attractive brick-fronted Victorian build, on the preferred section of this leafy street. The spacious accommodation totals 727 sq ft / 67.6 sq m and boasts features such as exposed brickwork, wood cladding, and a Juliet balcony with original shutters, which all contribute to an individual and unique place to call home. a 17ft 11 reception room has two large windows which flood the space with natural light. Also, original coving, a study area, and a handy mezzanine with a bar below. Other noteworthy points include a walk-in wardrobe, a stylishly upgraded bathroom, a kitchen which overlooks a large mature communal garden, and a share of the freehold.

This tranquil location is one of the best in the area, nearby a wealth of transport options including Anerley, Penge East / West and Crystal Palace stations, and plenty of shopping and leisure facilities at the Crystal Palace Triangle. Also, for a stroll or daily exercise in the 200 acres of parkland opposite.

EPC: C | Council Tax Band C | Lease: 123 years remaining | SC: £980.00 | GR: £0 | BI: Included in service charge























Floorplan

Thicket Road SE20

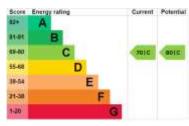
Approximate Gross Internal Area Upper Ground Floor = 63.2 sq m / 680 sq ft Mezzanine = 4.4 sq m / 47 sq ft Total = 67.6 sq m / 727 sq ft





Upper Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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