



Thicket Road, SE20
OIEO £435,000

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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.

Score	Energy rating	Current	Potential
83+	A		
81-81	B		
69-80	C	70 D C	80 D C
55-80	D		
39-54	E		
21-38	F		
1-20	G		

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