



Thicket Road , SE20
Guide Price £625,000-£650,000

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In general

- 1118 sq ft / 103.9 sq m
- Hall floor apartment
- High ceilings and period features
- Private terrace
- A share of the freehold
- No onward chain
- 23ft reception room with a Juliette balcony

In detail

An impressively proportioned two bedroom hall floor period conversion positioned on a highly sought after road, directly opposite the lower lake of Crystal Palace Park.

This light, bright and rarely available property type totals 1118 sq ft / 103.9 sq m and boasts a 23ft reception room with a beautiful feature fireplace, high ceilings, and a Juliette balcony. The main bedroom also extends to 23ft and has a large bay window with a park view and solid wood flooring. Other noteworthy points include fitted storage in bedroom two, a separate kitchen with French doors to outside, a share of the freehold, and no onward chain. Externally there is a private terrace and use of a communal garden which is surrounded by lush greenery.

Thicket Road is a leafy residential street conveniently placed for Penge East / West, Anerley, and Crystal Palace rail links. Also, the amenities of central Crystal Palace, the High Street, and 200 acres of parkland.

EPC: E | Council Tax Band C | Lease: TBC | SC: £100pm | GR: N/A | BI: £500



Floorplan

Thicket Road, SE20

Approximate Gross Internal Area
103.9 sq m / 1118 sq ft



Ground Floor

= Reduced headroom below 1.5 m / 50

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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
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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