



Thicket Road, SE20 | £495,000

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# In General

- Light and bright period conversion
- Socially open-plan kitchen
- Period features
- Close to transport links
- Long lease

# In Detail

An elegantly presented and much upgraded two bedroom second floor period conversion apartment positioned on the ever-popular Thicket Road, moments from Crystal Palace Park and multiple transport links.

This beautifully finished property is flooded with natural light through large sash windows and brims with period details such as a working marble-surround fireplace, coving, stripped wood flooring, and high ceilings. The space is complimented through the use of colour and tasteful decor, whilst a 20ft reception room allows for a generous living area. Other notable points include a recently upgraded bathroom with a pretty stained glass window, a modern kitchen with integrated appliances, marble surfaces, and Belfast sink, two well proportioned bedrooms, fitted storage, and a long lease. Externally there is a large communal rear garden with a sunny south-easterly aspect.

Thicket Road enjoys access to a wealth of transport options including Anerley, Penge East / West, and Crystal Palace stations. Also, plenty of shopping and leisure facilities at the Crystal Palace Triangle and the High Street.

No onward chain.

EPC: TBC | Council Tax Band: C | Lease: 147 years remaining | SC: £2,661.66pa | GR: Peppercorn | BI: TBC

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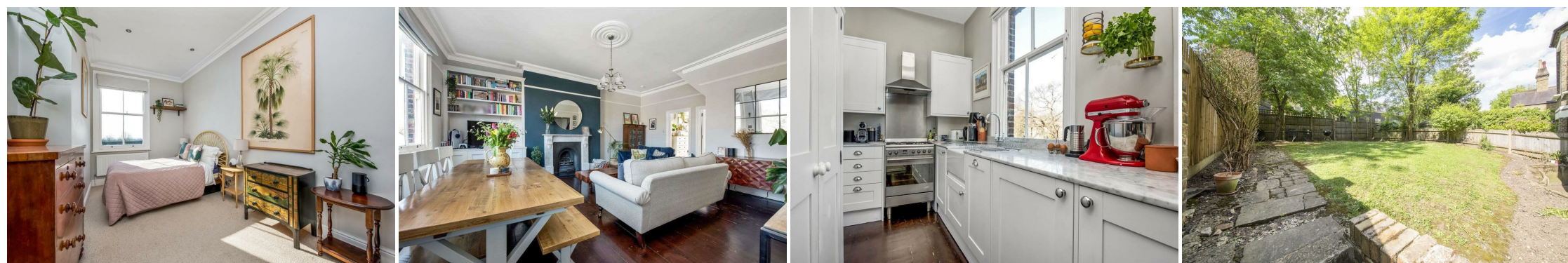
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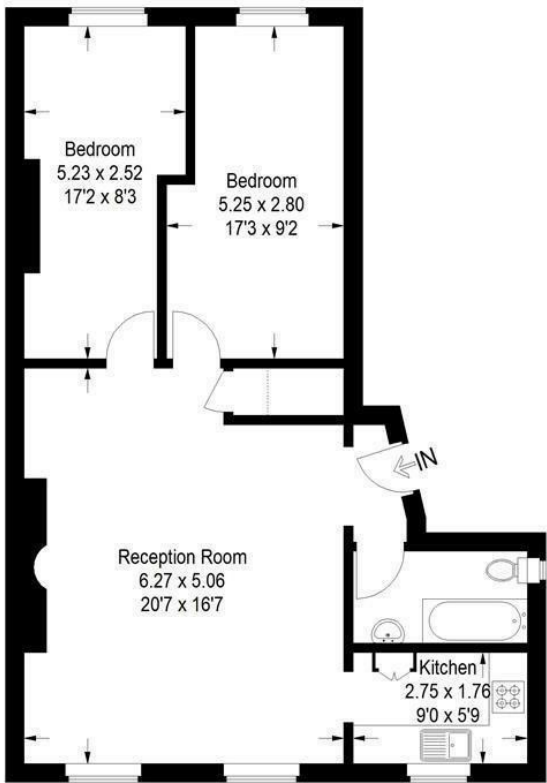
# Floorplan

## Thicket Road SE20

Approximate Gross Internal Area  
70.6 sq m / 769 sq ft



 = Reduced headroom below 1.5 m / 5'0"



### Second 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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) <b>A</b>		
(81-101) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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