



10 THICKET ROAD LONDON, SE20 8DD

£300,000
LEASEHOLD

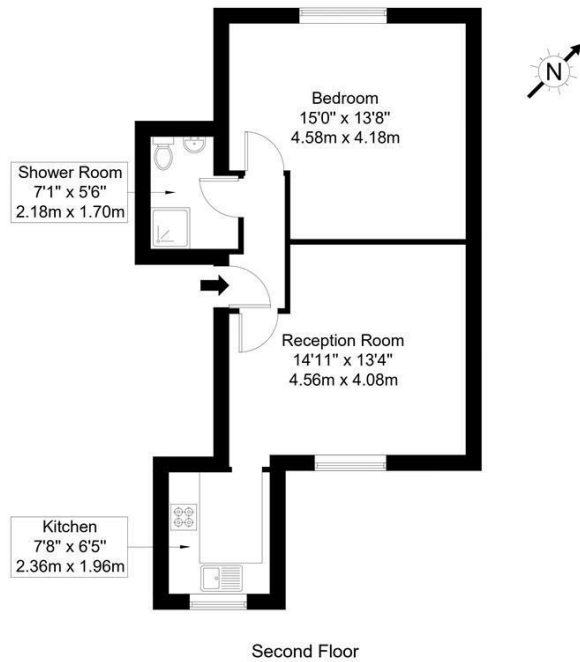
Set of the second floor of a stunning, Victorian conversion sits this modern, 501 sq ft, one bedroom property located just a stones throw from both Crystal Palace park and the vibrant Crystal Palace triangle. The flat is in beautiful decorative order throughout and consists of a large living room with a separate kitchen area, a modern bathroom suite and a good-sized double bedroom. The property also has access to a sizeable shared communal garden space. Parking on the street is unrestricted and therefore you have the potential to park multiple cars on-street, if required and there is also private parking at the back of the property.

Thicket Road runs parallel with the vast and leafy Crystal Palace Park, which is one of the country's most important and historic green spaces. There are several transport links nearby, with Crystal Palace and Anerley train stations both just 0.3 miles away, as well as Penge West Station which is also just 0.4 miles. There is also an abundance of bus service and links that run close to the property as well.

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Approx Gross Internal Area = 46.5 sq m / 501 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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