

FOR SALE



Thicket Road, Crystal Palace, SE20

Offers In Excess Of £300,000 Leasehold

2

1

samuel estates  
YOUR PROPERTY • OUR BUSINESS

# Property Description

A bright and spacious two-bedroom first-floor flat, ideally situated just a short stroll from Crystal Palace Overground Station. The property features a generously sized double bedroom, an additional single bedroom or study, a large and inviting living room, a modern fully fitted kitchen, and a stylish three-piece bathroom with a shower over the bath. The flat also benefits from a communal garden and parking.

Perfectly positioned, the flat is just moments from the expansive greenery of the much-loved Crystal Palace Park. Both Crystal Palace and Penge West Overground stations are within easy walking distance, providing excellent transport connections across London. A fantastic array of independent restaurants, cafés, pubs, and shops are also close by, giving you the best of local living right on your doorstep.

This property is an ideal choice for a couple or a growing family looking for extra space and superb access to both green open spaces and convenient city links.

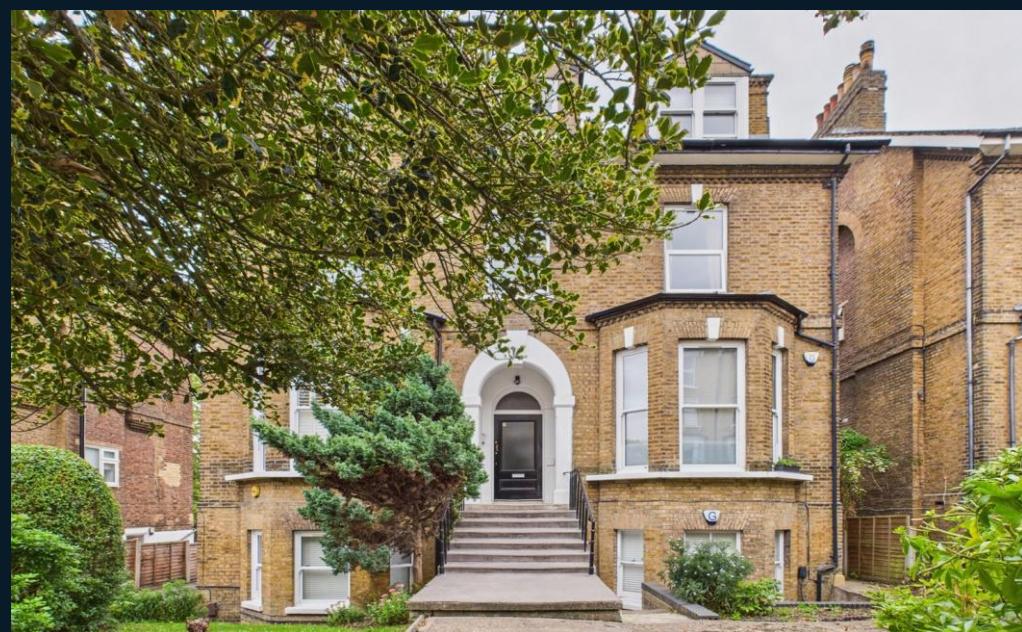
## Disclaimer

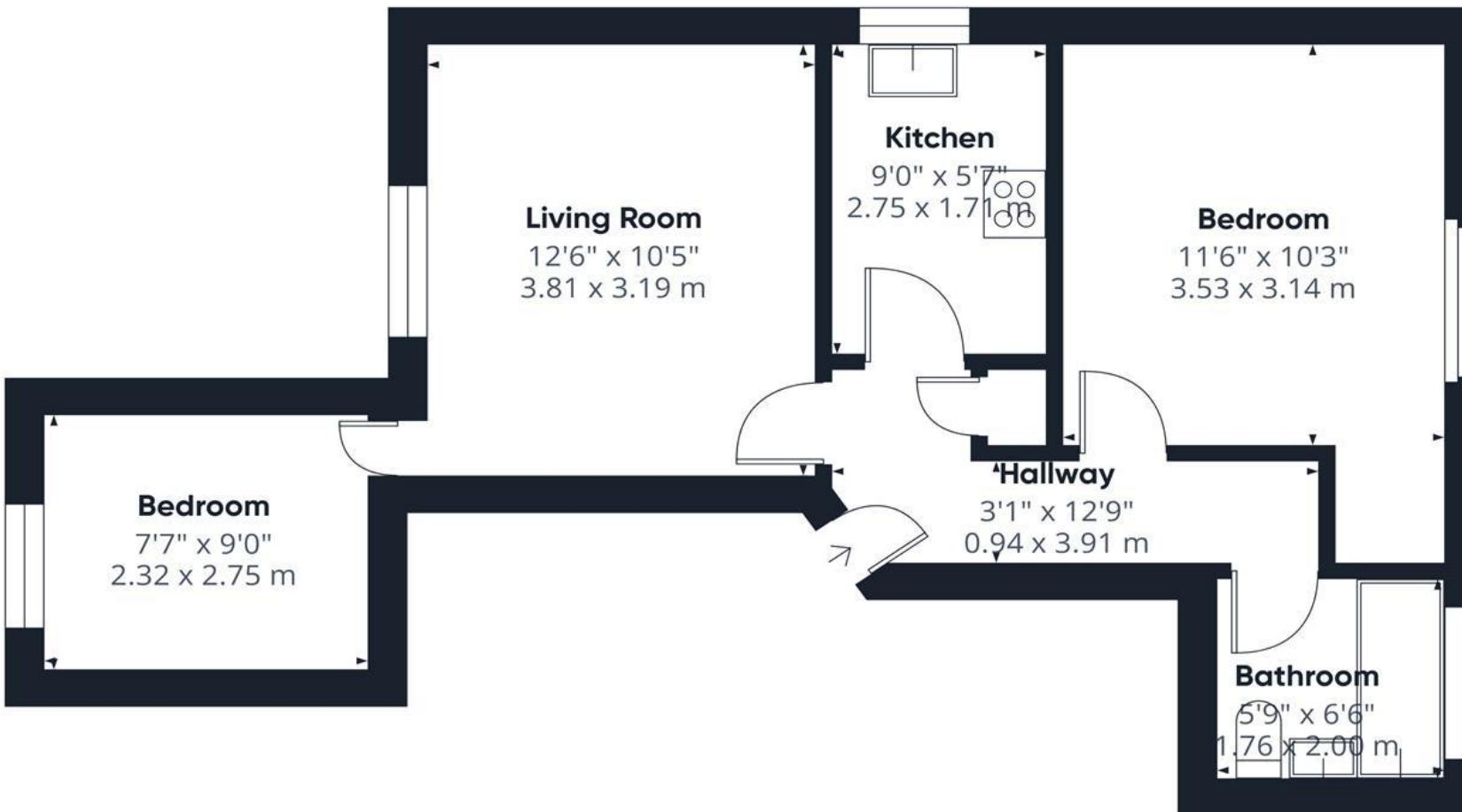
Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100	A	
81-91	B	
69-80	C	78
55-68	D	67
39-54	E	
21-38	F	
1-20	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 118 years remaining

**Service Charge** – £378.70

**Ground Rent** – £75

**Building Insurance** – £270.89

**Council Tax Band** – C

**Local Authority** – Bromley Council



**Property Type**

Flat (First Floor)



**Construction Type**

Brick



**Parking**

Communal Parking



**External Wall Survey**

N/A



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Central Gas Heating



**Broadband**

Standard/Superfast



**Mobile Signal**

Good Coverage



**Flood Risk**

Has the property been flooded in the past

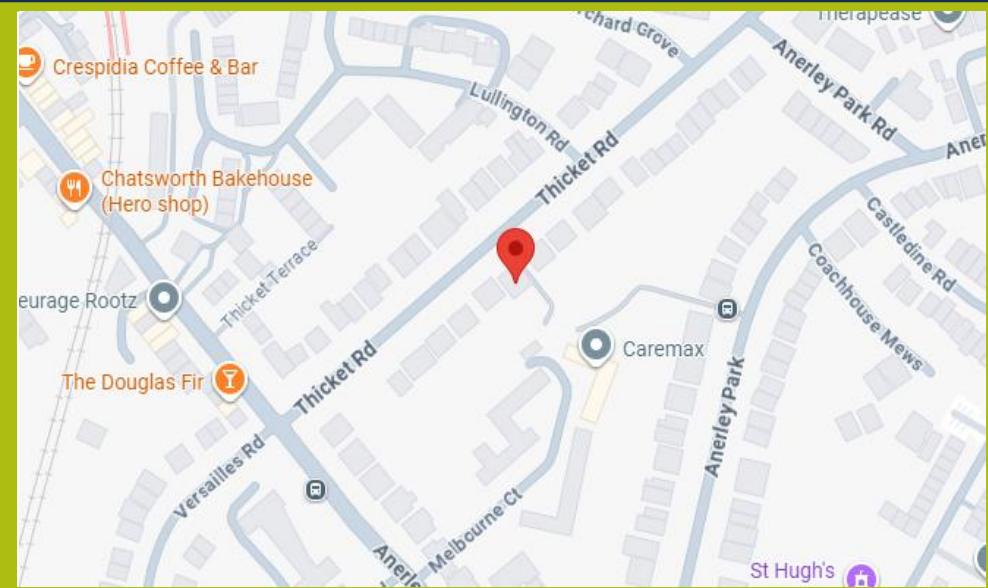
five years: **NO**

Risk Level: **Low**



**Proposed Development  
in Immediate Locality?**

None



**Balham**

45 Bedford Hill,  
London, SW12 9EY  
020 8673 4666



**Colliers Wood & Wimbledon**

30 Watermill Way,  
London, SW19 2RT  
020 8090 9000

**Streatham**

432/434 Streatham High Road  
London, SW16 3PX  
0208 679 9889

[samuelestates.com](http://samuelestates.com)