



Thicket Road, SE20 | Guide Price £425,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- Two bedrooms
- No onward chain
- Share of freehold
- Private entrance
- Beautifully refurbished throughout
- Private landscaped rear garden
- Close to transport links
- Sought after location

In Detail

Guide price £425,000 - £450,000

A two bedroom garden flat positioned on a highly sought after road opposite Crystal Palace Park and available for sale with no ongoing chain.

Completely refurbished throughout to exacting detail, this stylish apartment could suit the most discerning buyer seeking a quiet retreat with excellent access to amenities and transport links. Highlights include direct access to a landscaped private rear garden, beautiful solid wood flooring, a private entrance, upgraded heating and electrical systems and a contemporary solid oak kitchen with integrated appliances and induction hob.

Further benefits include use of a larger well maintained communal rear garden and a share of the freehold.

The property forms part of an elegant Victorian building opposite the lower lake of Crystal Palace Park and is conveniently located for Penge East / West, Anerley Park and Crystal Palace rail links.

EPC: D | Council Tax Band: B | Lease: 986 Years Remaining | SC: £1,200p.a | GR: £50p.a | BI: Inc. in SC



Floorplan

Thicket Road, SE20

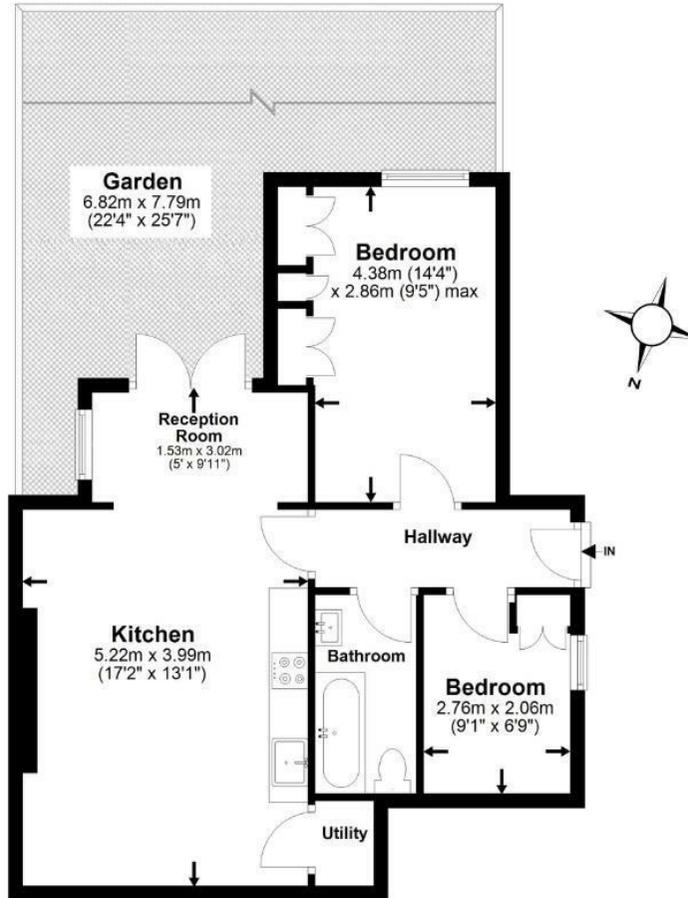
Total* = 53.6 sq m / 576.7 sq ft

Ground Floor = 53.6 sq m / 576.7 sq ft

☐ = Reduced head room below 1.5m



Ground Floor



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102 plus) A	
161-81) B	
69-40) C	
35-48) D	
39-54) E	
21-38) F	
1-20) G	
68	79
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.