

Thicket Road, SE20 | £450,000

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In General

- Two bedroom hall floor period conversion
- Large reception with high ceilings and period features
- A Juliette balcony
- Directly opposite Crystal Palace Park
- Well placed for multiple transport links
- White ash solid wood flooring
- Fresh neutral decor

In Detail

A light, bright and characterful two bedroom hall floor period conversion positioned on a highly popular residential road in the Crystal Palace Park conservation area, directly opposite Crystal Palace park.

This fresh and inviting accommodation boasts high ceilings and beautiful white ash solid wood flooring throughout. The bedrooms have large sash windows, which have recently been renovated, and are flooded with natural light in the mornings. The bathroom is fully tiled and has been modernised to include a rainfall shower and heated towel rail, whilst the kitchen has plenty of storage and prep space and a double Belfast sink overlooking the garden. The reception room is the most impressive with an ornate marble-surround fireplace, custom shelving, a Juliette balcony and large south-facing windows.

Further benefits include Dowsing and Reynolds designer sockets and switches, newly-fitted cast iron-style radiators, and a large shed in the garden. Ceiling-high soft-close cupboards have been fitted in the second bedroom, and there is a small loft offering additional storage space. Service charge is reasonable, estimated at around £800 per year.

Externally there is a large communal garden which is surrounded by lush greenery and offers a pleasant retreat on summer days.

The location is highly regarded, offering convenient access to Penge East and Penge West rail and overground services, as well as Crystal Palace and Anerley stations. Crystal Palace Park, directly opposite, spans approximately 200 acres of green space and is home to the National Sports Centre, with a gym, padel and tennis courts, and swimming pools. The park hosts a popular weekly food market along with a variety of events throughout the year.

EPC: C | Council Tax Band: B | Lease: 104 Years remaining | SC: £835pa | GR: £10pa | BI: Inc. in SC

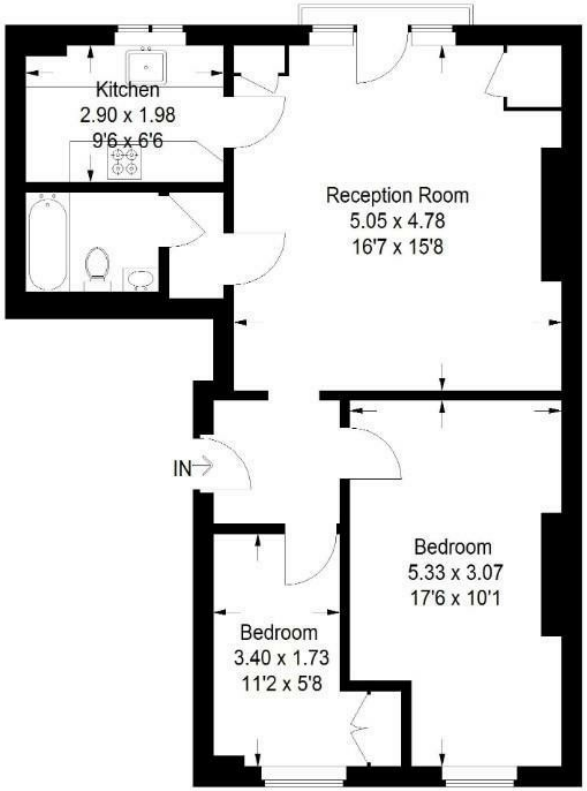





Floorplan

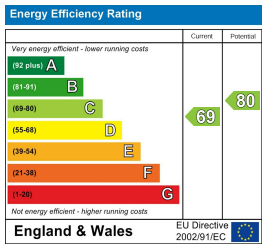
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Approximate Gross Internal Area
63.9 sq m / 688 sq ft



Ground Floor

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