



54 Thicket Road SE20  
£315,000

0208 702 9333  
pedderproperty.com

pedder





# In general

- One bedroom period conversion
- Opposite Crystal Palace Park
- A share of the freehold
- Nearby transport links
- 17ft 5 reception room
- Modernised bathroom

# In detail

A superbly presented one bedroom period conversion positioned on a sought after road directly opposite the lower lake of Crystal Palace Park.

This tastefully decorated property could make for an ideal first purchase and also comes with the benefit of a share of the freehold.

Other notable features include shuttered sash windows, a 17 ft 5 L-shaped reception room, fitted bedroom storage, a modern brick-tiled bathroom, and a separate kitchen.

Externally there is access to front and rear communal gardens.

Thicket Road is a quiet, leafy residential street enabling ease of access to Penge East / West, Anerley and Crystal Palace rail links. Also, plenty of shopping and leisure options and 200 acres of parkland across the road.

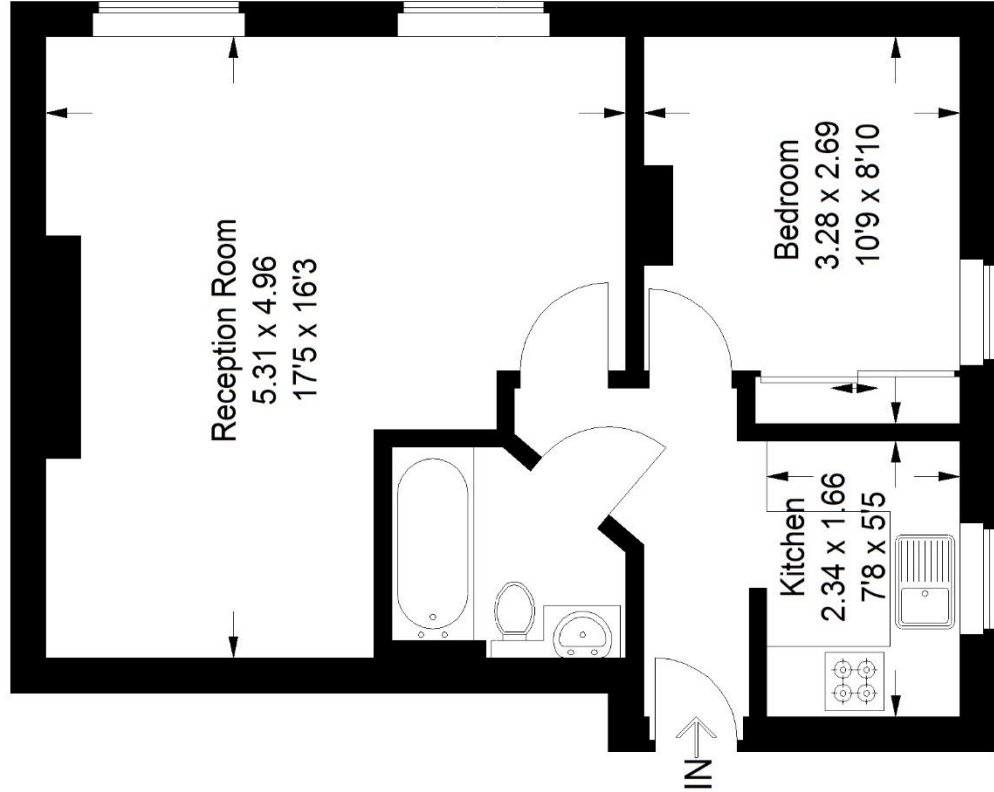
EPC: D | Council Tax Band B | Lease 963 years remaining | SC £100pm



# Floorplan

## Thicket Road, SE20

Approximate Gross Internal Area  
42.9 sq m / 462 sq ft



## Lower Ground Floor

Copyright [www.pedderproperty.com](http://www.pedderproperty.com) © 2022  
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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67   D	78   C
39-54	E		
21-38	F		
1-20	G		

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.