



Thicket Road, SE20  
Guide Price £450,000-£475,000

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# In general

- Two bedroom split level conversion
- Characterful accommodation
- Highly regarded road
- Impressive elevated views
- A share of the freehold
- Nearby multiple transport links
- 18ft 9 reception room
- Lots of fitted storage

# In detail

A superbly presented two bedroom split level period conversion forming part of a sought after residential road moments from Crystal Palace Park.

This well-appointed and uncommon accommodation forms part of an attractive Victorian building and is neutrally decorated and neatly finished throughout. The space is accessed on the second floor and comprises of a separate kitchen with granite work surfaces, bedroom two, and a generous 18ft reception room which is flooded with natural light from two large double glazed sash windows - perfectly proportioned for both unwinding and entertaining. The floor above has a characterful feel (at the top of the building) with the main bedroom offering a calm and relaxing ambiance, two large sky lights, (with impressive elevated views), and an abundance of fitted storage. The bathroom has been modernised and also features a skylight. Further benefit includes a share of the freehold.

The residents of Thicket Road enjoy access to a wealth of transport options including Anerley, Penge East / West, and Crystal Palace stations. Also, plenty of shopping and leisure facilities at the Crystal Palace Triangle, Anerley Parade, and the High Street.

EPC: D | Council Tax Band: C | Lease: 988 years remaining | SC: £120pm | GR: N/A | BI: Incl in SC



# Floorplan

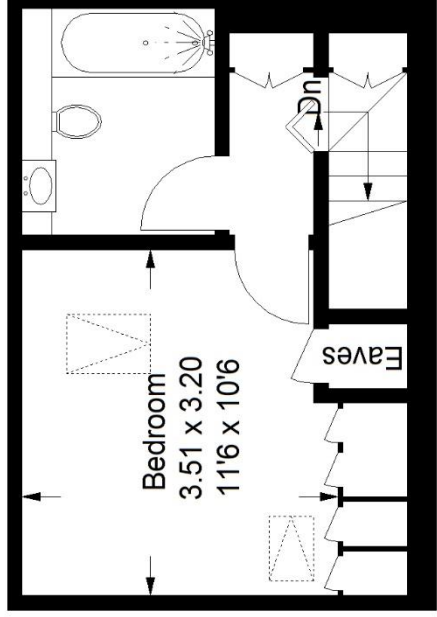
## Thicket Road, SE20

Approximate Gross Internal Area  
(Excluding Eaves)

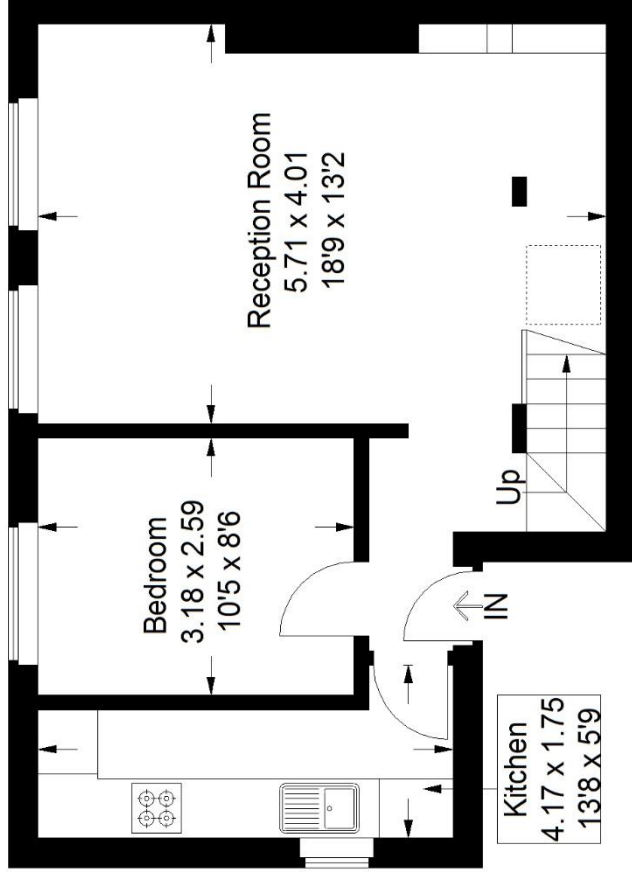
64.6 sq m / 695 sq ft



 = Reduced headroom below 1.5 m / 50



Third Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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