



Thicket Road, SE20 | Offers In Excess Of £575,000

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In General

- Two double bedroom Victorian conversion
- Private outside space
- Stylishly finished throughout
- Sought after location
- Two bathrooms, including an en-suite bathroom
- 20ft reception room
- Residents parking
- Nearby multiple transport links

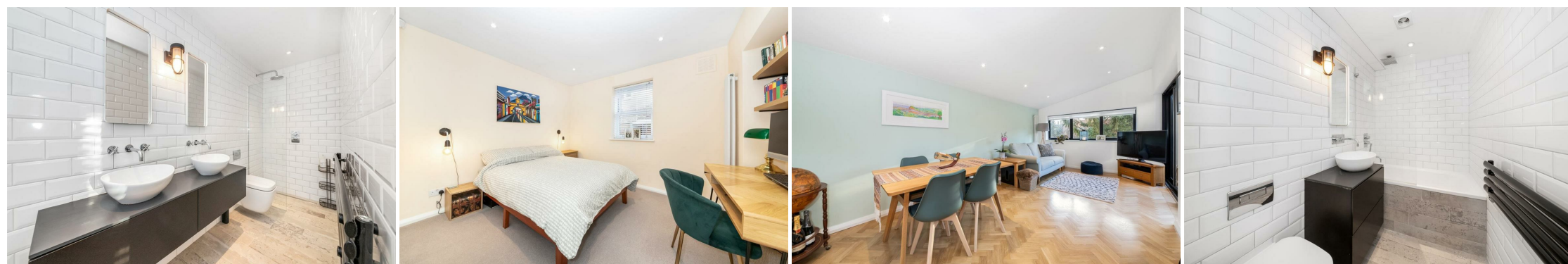
In Detail

A stylishly finished two bedroom, two bathroom garden flat forming an attractive detached Victorian building moments from Crystal Palace Park.

This beautifully upgraded property offers a unique and contemporary space with a modern finish. The main living area extends to 20ft with solid wood chevron flooring and bi-fold doors to outside. This is socially open plan to the kitchen which has integrated appliances, custom work tops, and a breakfast bar. Both bedrooms are of a double proportion with the main boasting an en suite bathroom, whilst the second benefits from a recess which works well for a desk and home working. The en-suite bathroom is fully tiled with a double vanity and a rainfall shower. The second bathroom includes a bath and rainfall shower. Externally there is a private low maintenance decked garden with direct access to a communal lawn beyond and has a sunny southerly aspect - perfect for pleasant summer days entertaining with friends and family. Further benefits include a long lease and off-road residents parking with a reserved space.

Thicket road is a highly regarded street which enables ease of access to Penge East / West, Anerley, and Crystal Palace rail links to Victoria, London Bridge, and Canada Water. The historic park is 200 acres of green space which hosts a weekly food market and various events throughout the year.

EPC: C | Council Tax Band: C | Lease: 133 years remaining | SC: As and when (£85 annual gardening charge) | GR: Nil | Buildings Insurance: Approx. £240 pa



Floorplan

Thicket Road, SE20

Approximate Gross Internal Area
71.4 sq m / 768 sq ft



Basement

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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		70	78
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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