



Thicket Road, SE20

GP £525,000 - £550,000 *Share of Freehold*



****Guide Price: £525,000 - £550,000****

Positioned on the top floor of an attractive period building on Thicket Road, this well-proportioned two-bedroom flat offers bright, comfortable living in a highly sought-after SE20 location. The property benefits from a share of freehold and access to a well-maintained garden, with pleasant views overlooking Crystal Palace Park and the surrounding residential area. In addition, the flat enjoys access to the entire loft space, providing valuable additional storage potential.

KEY FEATURES

- Share Of Freehold
- Victorian Conversion
- Two Bedrooms
- Top Floor Flat
- Immaculate Condition Throughout
- Shared Garden
- Views of Crystal Palace Park
- Great Transport Links Nearby



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Inside, the flat comprises two generous double bedrooms, including a principal bedroom with built-in storage, providing both practicality and a clean, uncluttered feel. A spacious separate reception room is flooded with natural light, creating an inviting setting for both relaxing and entertaining. The property also features a separate kitchen and a well-appointed three-piece bathroom suite.

Thicket Road is ideally located for convenient access to a range of local amenities, including independent cafés, shops, and restaurants in Crystal Palace and nearby Anerley. Excellent transport links are within easy reach, with Crystal Palace Station, Anerley Station, and Penge West Station providing direct connections into Central London and beyond, making this an ideal home for commuters.

This charming period flat combines character, space, and a prime location, making it an excellent opportunity for first-time buyers, professionals, or investors alike.





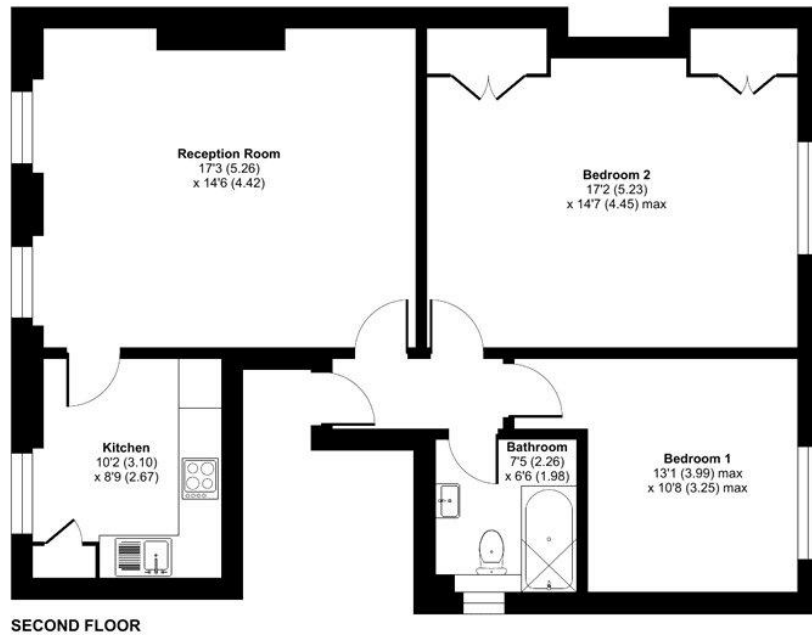
MATERIAL INFO

Tenure: Share of Freehold
Term: 952 years
Service Charge: £1 500 per annum
Ground Rent: £0 Annually
Council Tax Band: C
EPC rating: D

Thicket Road, London, SE20

Approximate Area = 807 sq ft / 74.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Winkworth Crystal Palace. REF: 1437819

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	72 C
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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