



Thicket Road, SE20

OIEO £300,000 *Leasehold*



Set on the highly sought-after Thicket Road, this charming second-floor one-bedroom flat offers a bright and spacious open-plan reception and kitchen area, an integrated kitchen with fridge/freezer, washing machine, ceramic sink and gas hob.

KEY FEATURES

- Continuous living with open plan reception and kitchen
- Hardwood flooring throughout
- Large, well-maintained communal gardens
- A generous double bedroom
- Chain free – ready for a smooth purchase process
- Great potential to personalise and add your own style



Crystal Palace

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Beautifully complemented by hardwood flooring and an abundance of natural light, the space is ideal for dining and entertaining. The generous double bedroom enjoys picturesque views over communal garden, while the bathroom complete with bath & shower completes the accommodation. Recently fitted new windows enhance comfort and energy efficiency, and residents can enjoy access to large, well-maintained communal gardens – perfect for relaxing or entertaining outdoors.

Ideally positioned, the flat benefits from excellent transport links via Crystal Palace, Anerley, Penge West, and Penge East stations, along with multiple bus routes. The local amenities of Penge High Street and the vibrant Crystal Palace Triangle with its array of cafés, restaurants, and boutiques are all within easy reach. This property offers the perfect blend of peaceful park-side living and urban convenience.





MATERIAL INFO

Tenure: Leasehold

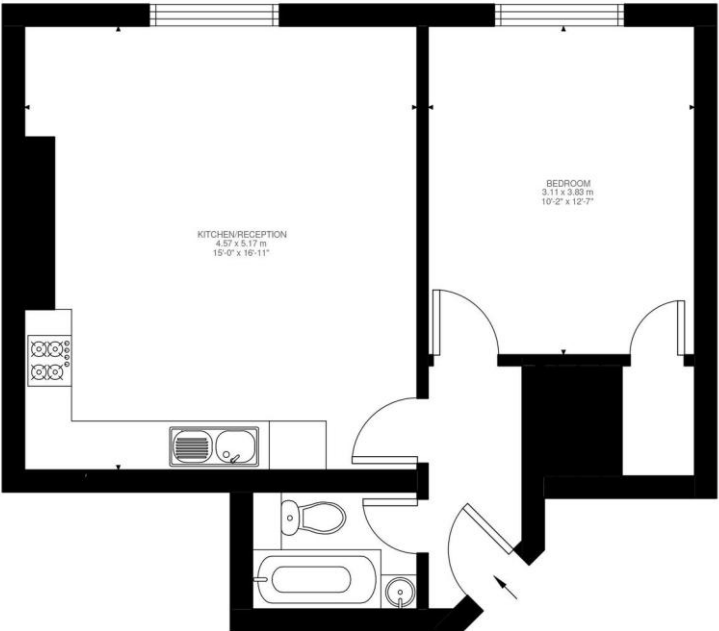
Term: 144 years

Service Charge: £2040 per annum

Ground Rent: £200 Annually (subject to increase)

Council Tax Band: B

EPC rating: D



Second Floor
491 ft²

Thicket Road, SE20
Approximate Gross Internal Area
45.57 SQ.M / 491 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
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.