



## FLAT 6 56 THICKET ROAD LONDON, SE20 8DR

**£250,000**  
LEASEHOLD

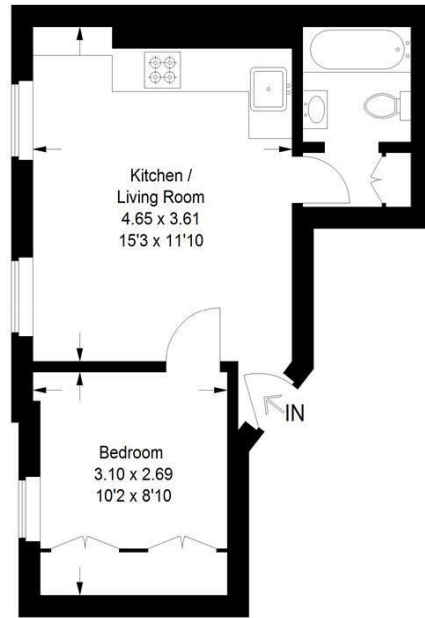
This quaint, one-bedroom period conversion flat sits on the second floor of a large, characterful, Victorian building and is offered to market entirely chain free. Perfectly positioned across the road from the popular and leafy Crystal Palace Park, the property has a good sized, open-plan living and kitchen space and a bedroom with built-in wardrobes to maximum the space and there is also a modern bathroom suite. Perfect for both first time buyers and investors looking to have all the benefits of city living, whilst also benefitting from the luxury of green space literally on your front door step.

The property sits directly opposite to Crystal Palace Park, only a few steps away from both the Dinosaurs as well as the Boating Lake. There are also plenty of transport links close by with Penge West Station 0.2 miles away, Penge East & Crystal Palace Stations are both 0.5 miles away and Anerley Station is 0.6 miles away. Penge High Street is just a short walk away, as are the many bars, restaurants and shops located on the Crystal Palace Triangle.

**DouglasPryce**

## Thicket Road

Approximate Gross Internal Area  
30.1 sq m / 324 sq ft



**Second Floor**

Illustration for identification purposes only,  
measurements are approximate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sales  
Verdant Lane  
London  
SE6 1LF

07887933642  
glenn@douglaspryce.co.uk  
www.douglaspryce.co.uk

**DouglasPryce**