



Queen Mary Road, SE19
£395,000

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In general

- No onward chain
- Ground floor Victorian property
- Direct access to garden
- Community-orientated street
- Two bedrooms
- Separate breakfast room
- A share of the freehold

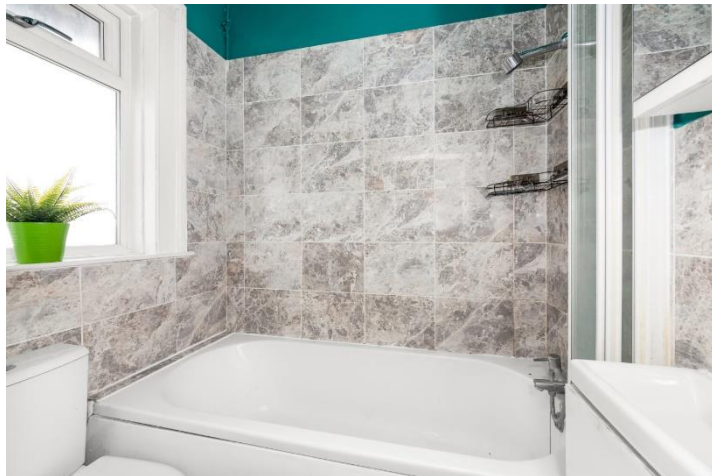
In detail

A characterful two bedroom ground floor period property forming part of a sought after road in Crystal Palace.

The accommodation is arranged over the ground floor and is one of just two residencies within an attractive brick-fronted Victorian building. Highlights include a light and bright reception room with a sunny bay window, a feature fireplace and coving, replacement windows, a breakfast room, a recently upgraded bathroom, a separate kitchen with quarry floor tiling, and a share of the freehold. Externally there is direct access to a private section of garden (with an easterly aspect), no chain, and the benefit of a share of the freehold.

Queen Mary Road is a quiet community-orientated location where residents can communicate with each other via a WhatsApp group and enjoy an annual street party - rare for a London postcode. The area is primarily served by West Norwood rail links but bus routes at the end of the road also connect to Brixton, Gipsy Hill and Crystal Palace.

EPC: D | Council Tax Band: B | Lease: 994 years remaining | SC: £20pa | GR: n/a | BI: £0

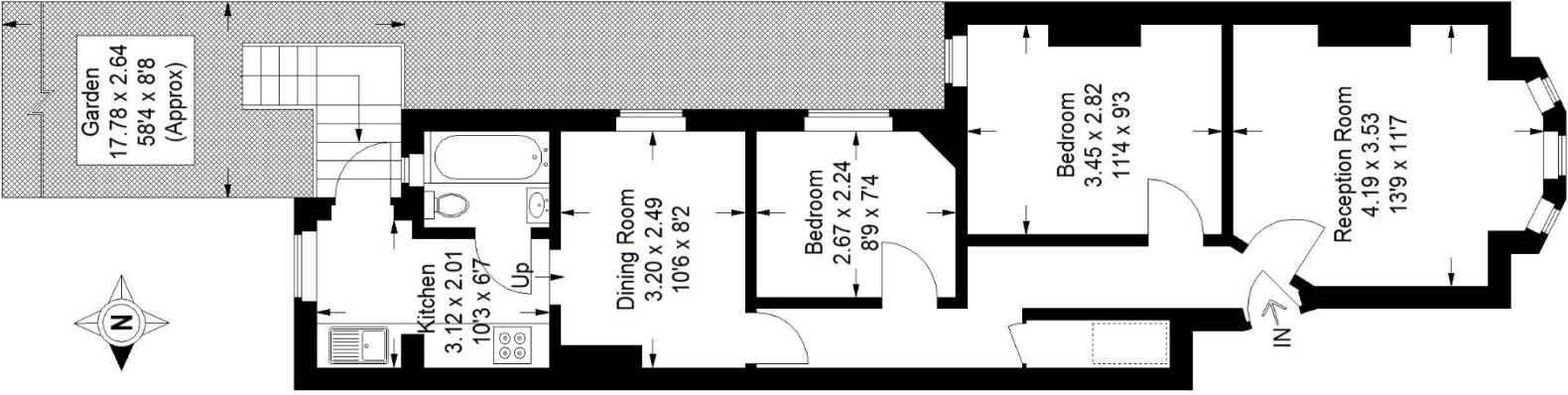


Floorplan

Queen Mary Road, SE19

Approximate Gross Internal Area
56.7 sq m / 610 sq ft

 = Reduced headroom
below 1.5 m / 5'0"



Ground Floor

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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