



Maberley Road SE19
OIEO £485,000

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In general

- A share of the freehold
- Characterful accommodation
- Private rear garden
- Sought after location
- Large reception room with French doors
- High ceilings and period detail

In detail

An exceptionally well presented and characterful two double bedroom end of terrace conversion positioned next to the park and benefitting from a large private rear garden.

This warm and inviting space is one of four flats forming part of an attractive Victorian building and boasts high ceilings, stripped wood flooring and coving. A generously proportioned reception room offers space to dine, a timber framed feature fireplace and French doors - ideal in warm weather. The master bedroom is calm and relaxing with contemporary grey décor and stylish shuttered sash windows which allow for plenty of natural light. Externally a sizeable private rear garden is a perfect blank canvas for those green fingered, or simply a sunny retreat to enjoy in summer.

Maberley Road is a leafy residential location which enables ease of access to a wealth of shopping and leisure options at the centre of town, as well as Crystal Palace rail links and pleasant parkland on the doorstep.

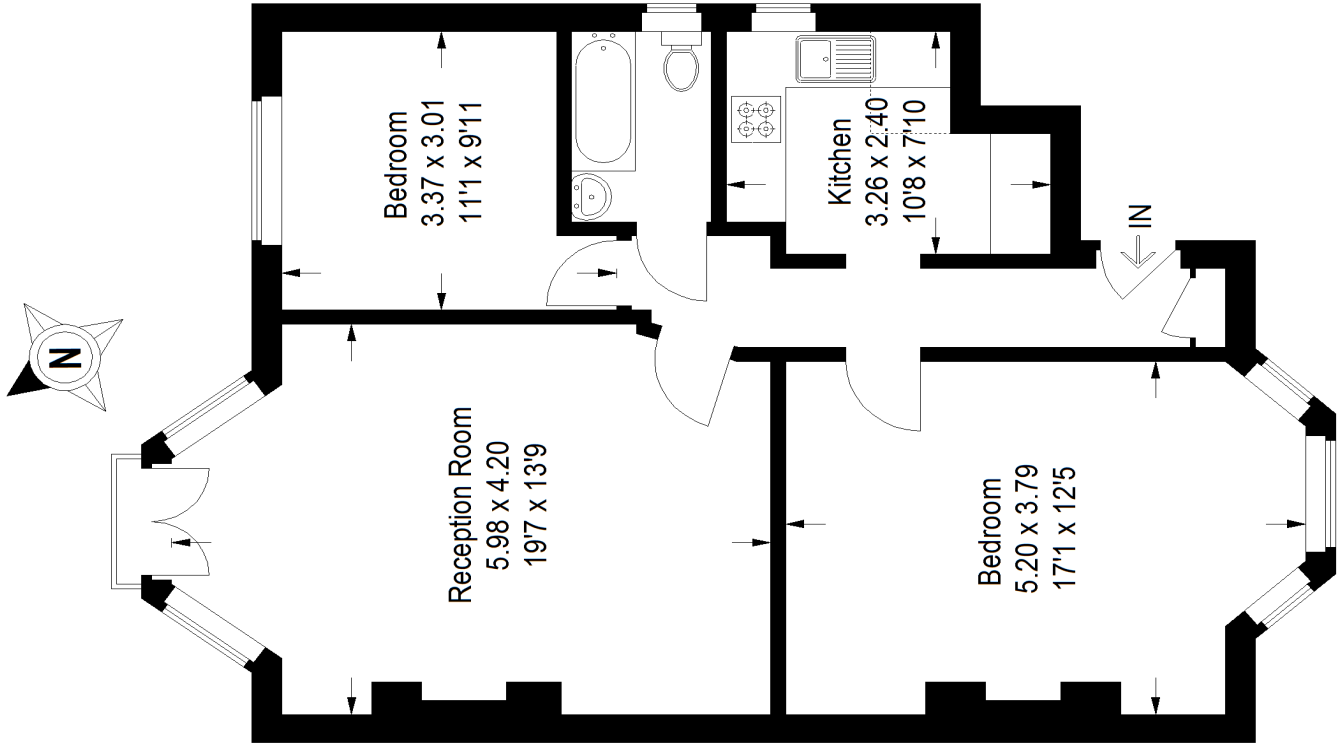
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Floorplan

Maberley Road SE19

Approximate Gross Internal Area
68.4 sq m / 736 sq ft



Ground Floor

 = Reduced headroom below 1.5 m / 5'0

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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 | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| | | 65 D | 69 C |

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