



Queen Mary Road SE19  
Guide Price £375,000-£400,000

0208 702 9333  
[pedderproperty.com](http://pedderproperty.com)

**pedder**







# In general

- Two double bedrooms
- A share of the freehold
- Large private rear garden
- Popular residential street
- Ground floor

# In detail

A well presented two double bedroom garden flat positioned on a sought after residential road in Crystal Palace.

This well appointed accommodation is neutrally decorated throughout and could make an ideal first time purchase, with the benefit of a share of the freehold.

Other highlights include a separate kitchen, a fully tiled walk-in shower room, distanced bedrooms (ideal for guests or sharers), and double glazing throughout.

Externally there is direct access to a large private rear garden with an elevated seating area and a westerly aspect.

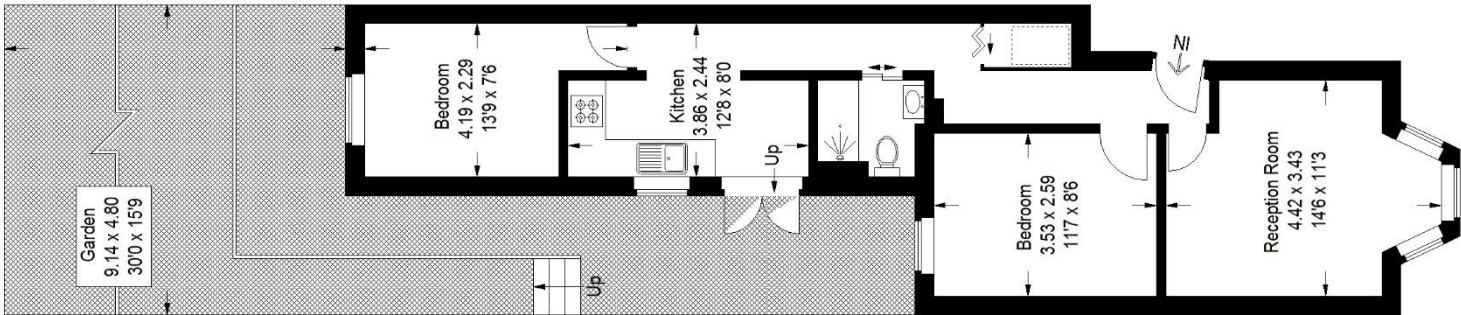
This popular community-orientated street is best placed for either West Norwood or Gipsy Hill stations, also the X68 bus route to Brixton Hill tube.

EPC: D



# Floorplan

Queen Mary Road, SE19  
Approximate Gross Internal Area  
51.0 sq m / 549 sq ft



## Ground Floor

— = Reduced headroom below 1.5 m / 5'0

Copyright [www.pedderproperty.com](http://www.pedderproperty.com) © 2021  
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	60   D	75   C
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.