



Queen Mary Road SE19  
£385,000

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# In general

- No onward chain
- Direct access to garden
- Modern kitchen with breakfast bar
- Attic storage space
- Private entrance
- Popular residential road

# In detail

A light and bright two bedroom garden flat positioned on a popular road in Crystal Palace.

The property benefits from a private entrance, no onward chain and a share of the freehold, and could make for an ideal first time purchase. Fresh neutral decor provides a blank canvas for a new owner to personalise, whilst direct access to the garden is perfect for enjoying on sunny days.

Other highlights include stripped wood flooring, fitted bedroom and attic storage, a modern kitchen with a breakfast bar (and elevated views), and a spacious reception room. The garden offers a great opportunity for the green-fingered and extends to 51ft.

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 C



# Floorplan

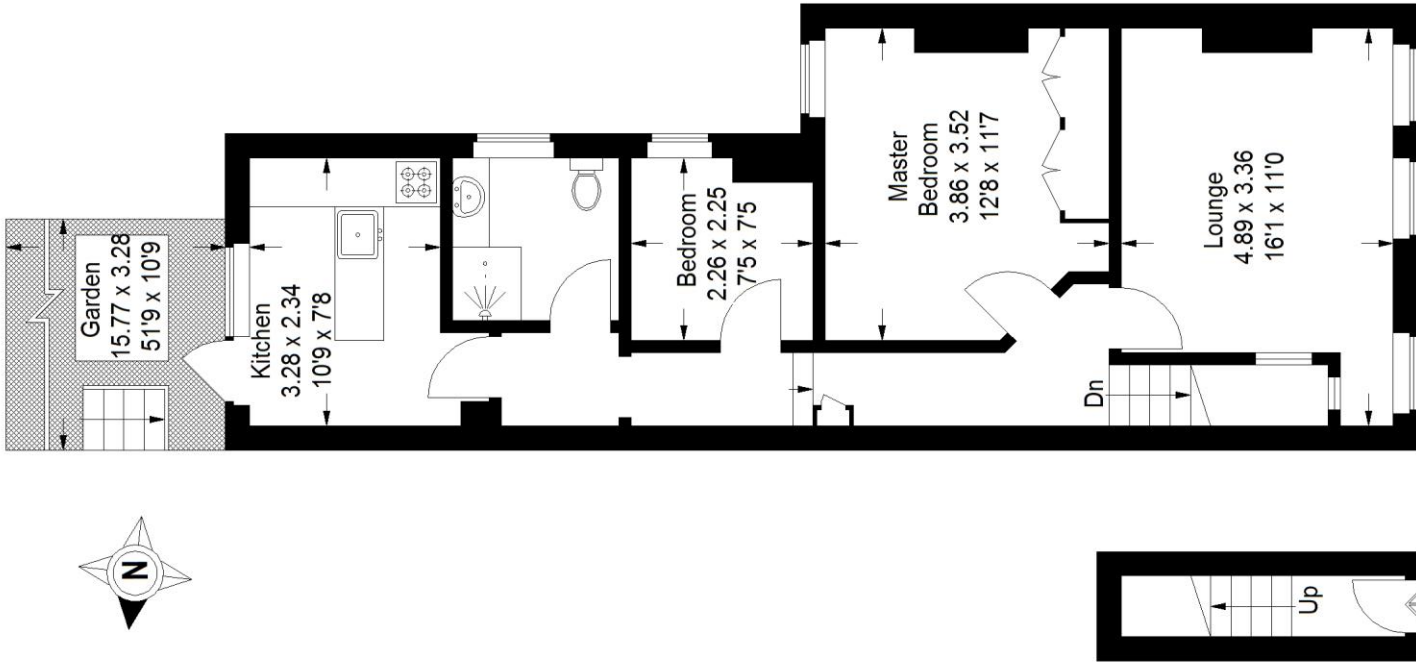
## Queen Mary Road, SE19

Approximate Gross Internal Area

Ground Floor = 2.6 sq m / 28 sq ft

First Floor = 57.9 sq m / 623 sq ft

Total = 60.5 sq m / 651 sq ft



## Ground Floor First 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		
55-68	D	55   D	68   D
39-54	E		
21-38	F		
1-20	G		

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