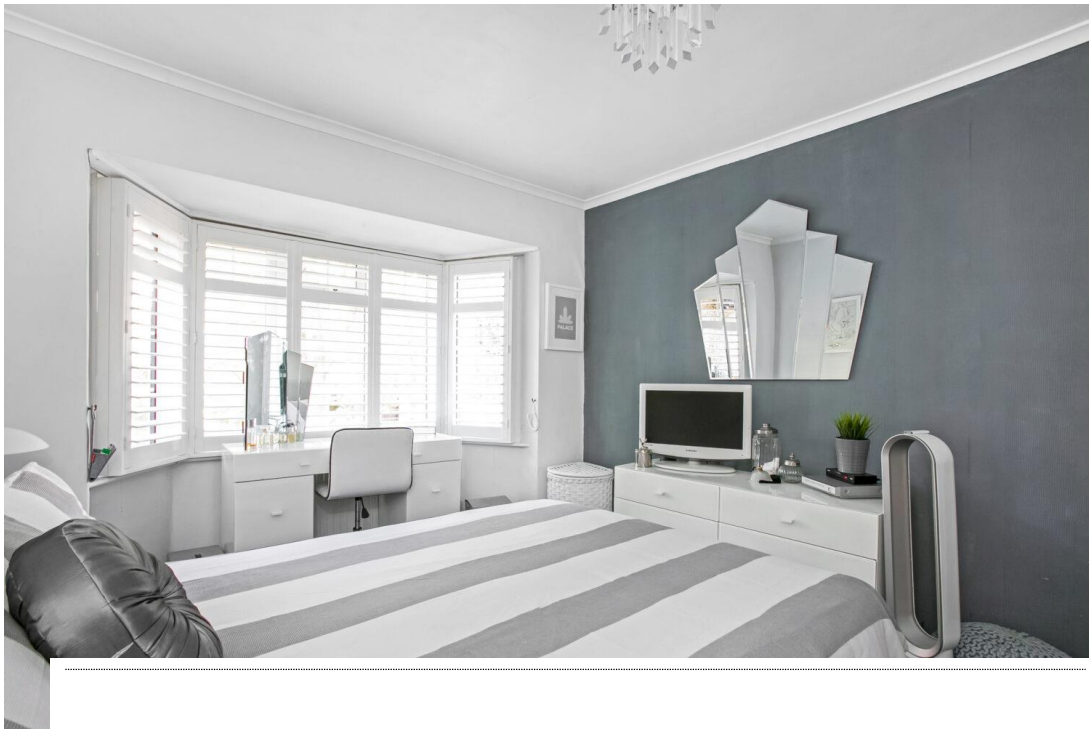




Maberley Road, SE19
£400,000

0208 702 9333
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In general

- First floor maisonette
- Two double bedrooms
- Long lease with no service charge
- Light and bright accommodation
- Separate reading / home working area
- Loft space
- Direct access to garden
- Modern kitchen and bathroom
- Private entrance
- Nearby Crystal Palace station

In detail

A tastefully finished two bedroom first floor maisonette well placed for Crystal Palace station, the Triangle and the park.

The property is accessed via a private entrance and offers a fresh and vibrant feel, boasting stylish décor and direct access to private front and rear gardens.

Other noteworthy points include a double aspect reading / home working area, a generous master bedroom with a shuttered bay window, a good-size second bedroom, original mid-century doors, fitted storage, loft storage, a modernised kitchen and bathroom, and double glazed windows.

A generous rear garden offers a blank canvas to be cultivated and enjoyed in summer months.

This location forms part of the border of the Crystal Palace conservation area and is just moments from the centre of town, as well both Crystal Palace Park and Norwood Lakes.

EPC: C | Council Tax Band: C | Lease: 112 years remaining | SC: £0 | GR: £0 | BI: £402.63



Floorplan

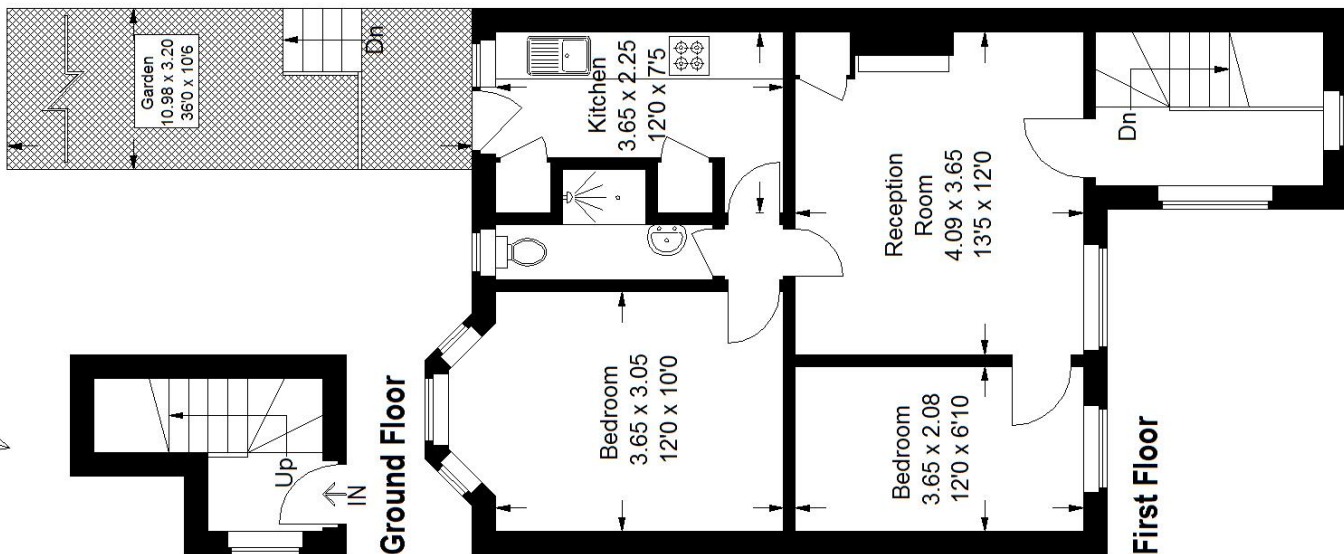
Maberley Road SE19

Approximate Gross Internal Area

Ground Floor = 4.4 sq m / 47 sq ft

First Floor = 64.4 sq m / 686 sq ft

Total = 68.8 sq m / 733 sq ft



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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 approx. Please check all dimensions, shapes and compass bearings making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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