



Maberley Road SE19
£400,000

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In general

- Two double bedrooms
- A share of the freehold
- Sought after location
- Top floor
- Convenient for central Crystal Palace

In detail

A light and bright two double bedroom top floor period conversion forming part of an attractive brick-fronted building within the Crystal Palace conservation area.

The property has been maintained and upgraded through many years of ownership and offers an immediately enjoyable space that could make for an ideal first time purchase.

Noteworthy points include a share of the freehold, fitted bedroom storage, a separate kitchen with a sky light, a 16ft 3 reception room, attic storage space, an internal staircase, and pleasant green views.

Maberley Road is a sought after location positioned directly next to Norwood Lake and Park and offers convenient access to the Triangle at the centre of town, also Crystal Palace rail links.

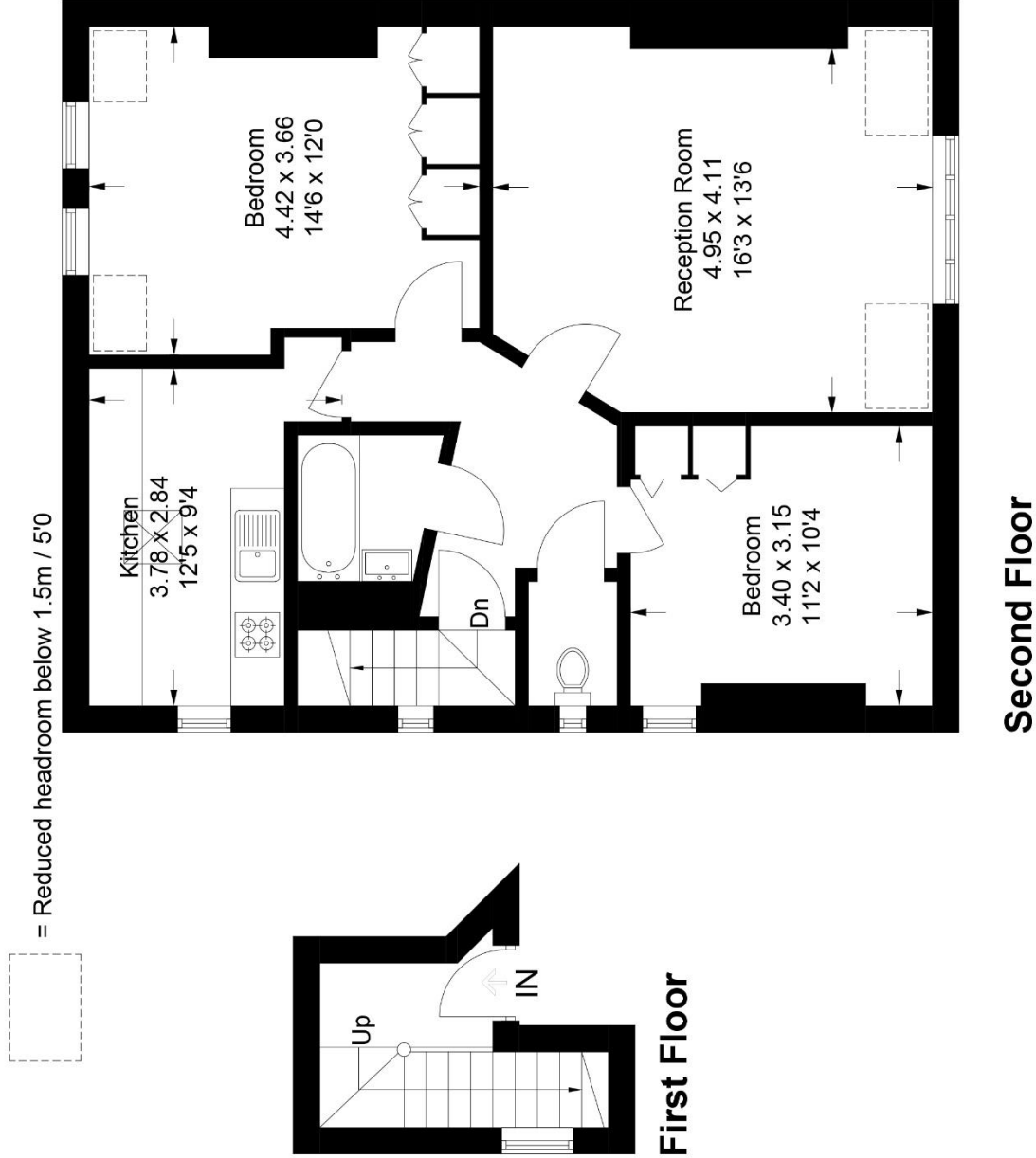
EPC C



Floorplan

Maberley Road, SE19

Approximate Gross Internal Area = 77.6 sq m / 835 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 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 | 71 C | 73 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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