



Maberley Road, SE19
£400,000

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In general

- No onward chain
- A share of the freehold
- Private entrance
- Fresh, neutral decor
- 751 sq ft / 69.8 sq m
- Convenient for amenities and transport links

In detail

A freshly finished two bedroom ground floor period conversion quietly positioned on a sought after road nearby central Crystal Palace and available for sale with no onward chain.

This spacious accommodation is accessed via a private entrance and has been neutrally decorated to offer a turn-key new home, and a blank canvass for the next owner to make their own mark. In brief, there is a separate WC and a windowed bathroom with white sanitary ware and metro tiling, an impressively proportioned 17ft main bedroom (at the rear of the building) with fitted wardrobe storage, a large 19ft reception room with a bright sash bay and fitted shelving / cabinetry, and a well appointed separate kitchen. Modern ash grey replacement flooring features throughout, and there is also the benefit of a share of the freehold.

Externally there is a peaceful shared front garden to enjoy on pleasant summer days.

Maberley Road borders the Fox Hill conservation area and is well placed for access to Crystal Palace rail links, the park, and many shopping and leisure options at Anerley Parade and the Triangle.

EPC: D | Council Tax Band: c | Lease: 147 years remaining | SC: £200pm | GR: N/A | BI: Incl in SC



Floorplan

Maberley Road, SE19

Approximate Gross Internal Area
69.8 sq m / 751 sq ft



Basement

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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		

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