



Queen Mary Road, SE19  
£300,000

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# In general

- Generously proportioned
- Private rear garden
- No onward chain
- Kitchen/diner
- New long lease
- Popular residential street

# In detail

A generously proportioned one bedroom ground floor garden flat forming part of a popular residential street in Crystal Palace.

This property provides a blank canvas for a new owner to make their own, offering a kitchen / diner and a separate reception room with direct access to outside. There is a fully tiled modern bathroom plus a separate WC and a sizeable private rear garden with a sunny south-westerly aspect. Further benefits include a new long lease and no onward chain.

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.

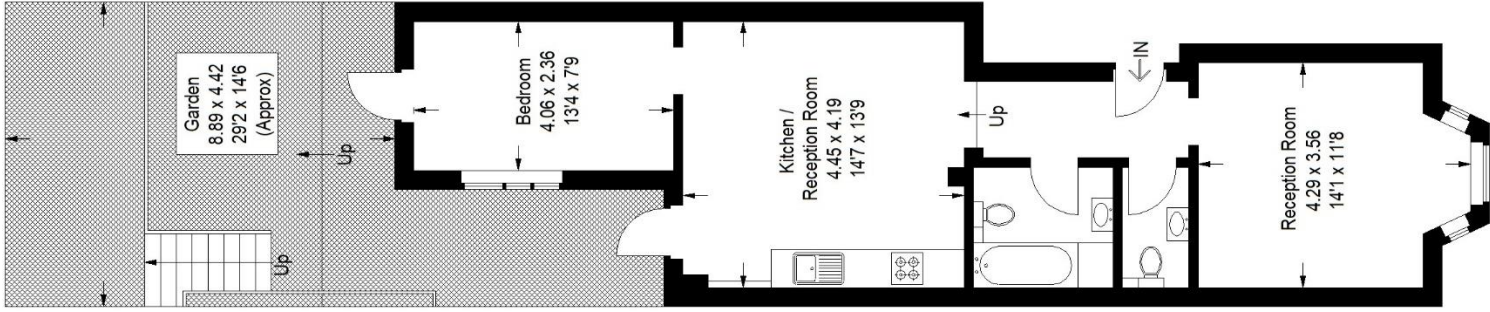
EPC: C | Council Tax Band: B | Lease: 150 years remaining | SC: As & When | GR: N/A | BI: BTC



# Floorplan

## Queen Mary Road, SE19

Approximate Gross Internal Area  
55.0 sq m / 592 sq ft



### Ground Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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