



Maberley Road, SE19  
£400,000

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# In general

- Two bedroom ground floor maisonette
- Private rear garden
- Sought after location
- Private entrance
- Modernised kitchen and bathroom
- Nearby Crystal Palace station and the park

# In detail

A well presented two bedroom ground floor maisonette positioned on a popular road nearby Crystal Palace station.

The accommodation is accessed via a private entrance and has been upgraded by the current owners to offer an immediately enjoyable new home. Highlights include a recently modernised kitchen with plenty of work and storage space, and integrated appliances. Also, a contemporary bathroom with matt black fittings and crystal teal tiling, replacement flooring, and double glazing throughout. Externally there a private section of garden with an elevated decked area, boasting a sunny south-westerly aspect - a great place to enjoy al fresco entertaining on pleasant days.

Maberley Road is a leafy residential location which enables ease of access to a wealth of shopping and leisure options at the centre of town, as well as Crystal Palace station with links to East London and London Bridge, and pleasant parkland moments away.

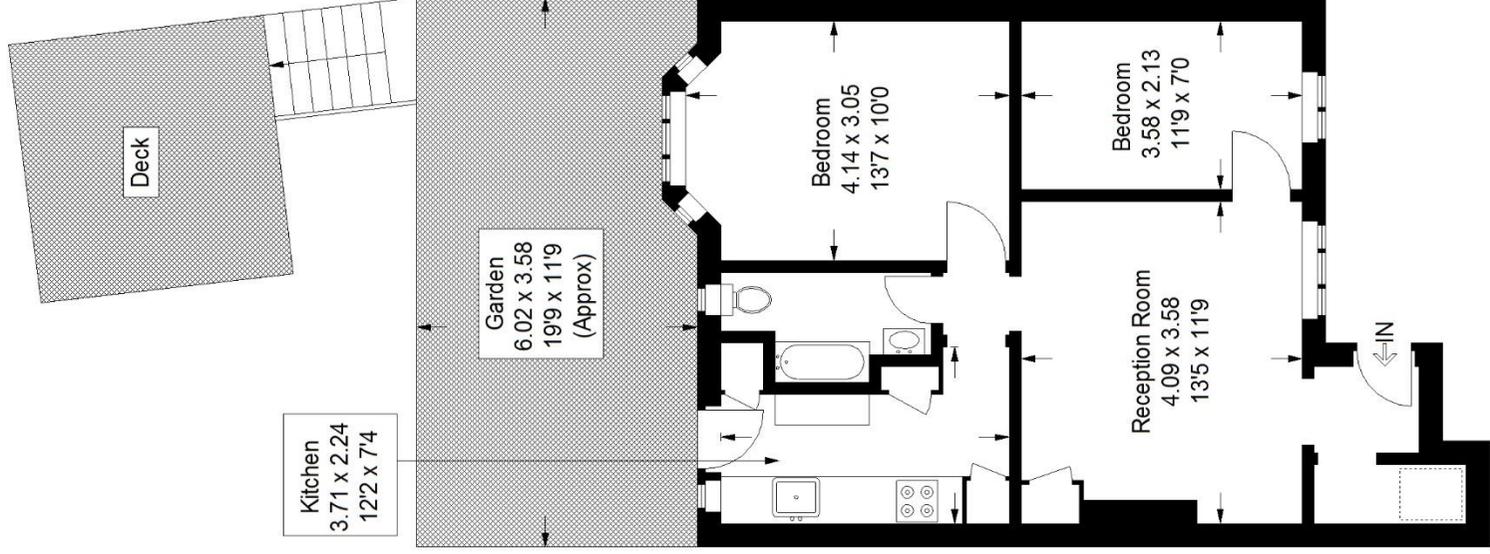
EPC: C | Council Tax Band: C | Lease: 92 years remaining | SC: As & When | GR: £100pa | BI: £611



# Floorplan

**Maberley Road, SE19**

Approximate Gross Internal Area  
52.3 sq m / 563 sq ft



## Ground Floor

= Reduced headroom below 1.5 m / 5'0

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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