



Queen Mary Road, SE19 | Guide Price £500,000

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# In General

- Completely upgraded throughout
- A share of the freehold
- Large private rear garden
- 28ft reception room with skylight
- Sought after road in popular Crystal Palace
- Characterful features
- Two double bedrooms

# In Detail

**\*\* Guide price £500,000 - £525,000 \*\*** A beautifully finished two bedroom ground floor garden flat forming part of a highly desirable road in Crystal Palace.

The property has been remodelled, extended, and completely upgraded by the current owners to offer a unique, spacious, and immediately enjoyable new home. The heart of the living space is an impressive 28ft reception room with a large skylight, solid wood flooring, and bi-fold doors to outside. The kitchen is socially open (with space to dine) and nicely contrasts with the fresh white paintwork, and has been finished with quartz surfaces, metro brick tiling, and a Belfast sink. Unusual for other properties on the road, there are two double bedrooms - the larger with stripped wood flooring, a pretty feature fireplace, coving, and a sunny shuttered bay window. The second bedroom works well as an occasional guest room and home study, whilst the shower room has contemporary matt black fittings and a large walk-in rainfall shower.

The real highlight is the stunning private rear garden. This professionally landscaped space boasts a westerly aspect and includes a custom bench and a raised seating area and boxed planters. This is the perfect backdrop for summer barbeques and lazy afternoons.

Those unfamiliar with Queen Mary Road will be pleased to note that there is excellent access to transport links including trains to London Victoria and London Bridge, as well as key bus routes. The road is a mix of both families and professionals, and offers a strong sense of community which difficult to find in some London post codes.

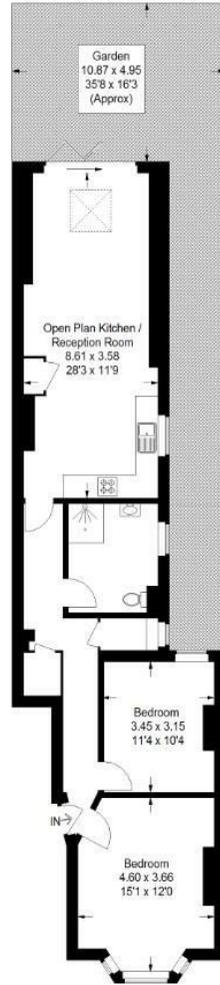
EPC: C | Council Tax Band: B | Lease: 238 years remaining | SC:TBC | GR:TBC | BI:TBC



# Floorplan

Queen Mary Road, SE19

Approximate Gross Internal Area  
78.6 sq m / 846 sq ft



Ground Floor

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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.

| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| 102 plus) <b>A</b>                          |                         |           |
| 81-101) <b>B</b>                            |                         |           |
| 69-80) <b>C</b>                             |                         |           |
| 55-68) <b>D</b>                             |                         |           |
| 39-54) <b>E</b>                             |                         |           |
| 21-38) <b>F</b>                             |                         |           |
| 1-20) <b>G</b>                              |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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