



Queen Mary Road, Croydon, London, SE19

£415,000 *Leasehold*



Situated on the popular Queen Mary Road, SE19 3NW, this well-presented end-of-terrace two-bedroom ground floor garden flat offers bright, modern living in a convenient and sought-after location, with excellent natural light throughout.

The property is well maintained and features a recently updated modern fitted kitchen with integrated appliances, finished to a good standard and designed for both style and practicality.

KEY FEATURES

- Private entrance
- Period style
- Two double bedrooms
- Ground Floor
- Private Garden
- Garage
- Off-Street Parking
- 715sqft or 66.42sqm



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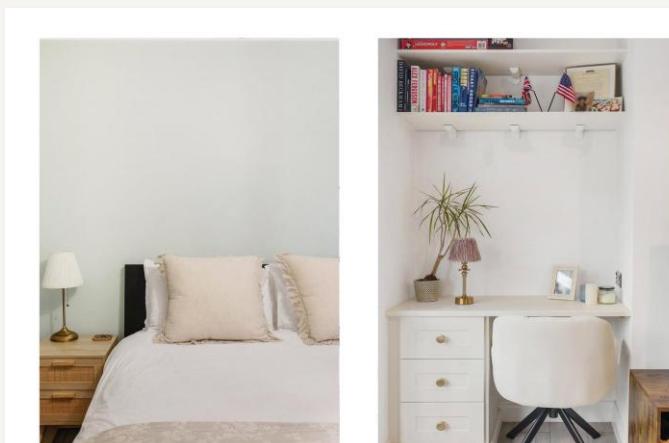


The contemporary three-piece bathroom suite complements the overall presentation of the home. Both bedrooms are well proportioned, with the second bedroom comfortably accommodating a double bed. Recent improvements include updated flooring, bespoke fitted storage and wardrobes, enhancing functionality throughout. The home has been occupied by non-smokers and has had no pets.

One of the standout features is the private, well-maintained garden, ideal for relaxing or entertaining, along with the added benefit of a garage providing secure parking or additional storage.

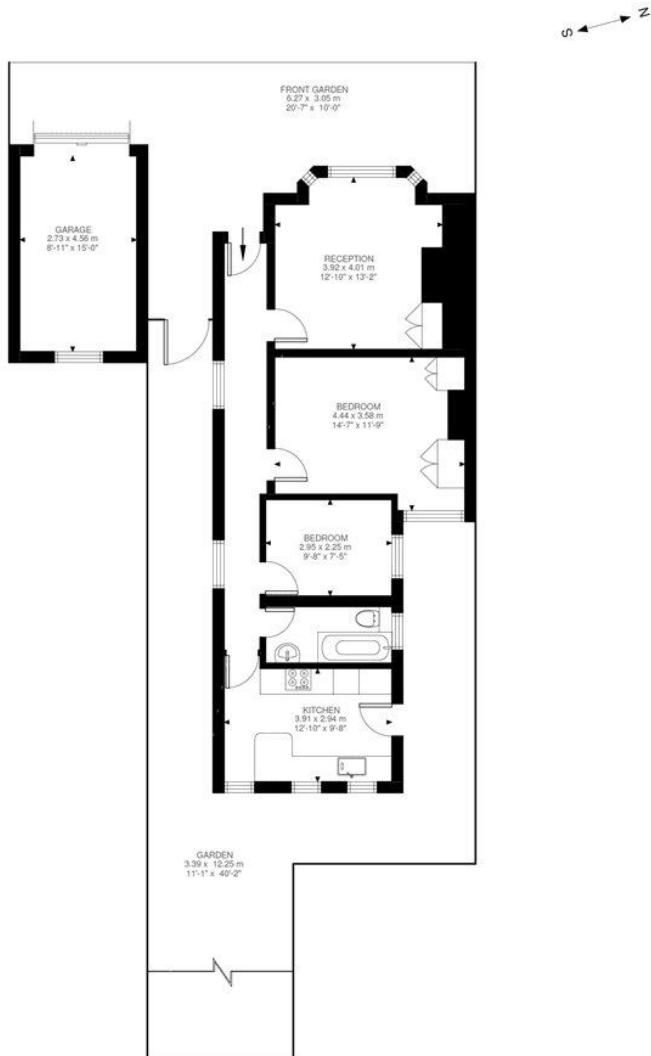
Queen Mary Road is ideally positioned for access to Crystal Palace and Upper Norwood with a range of local amenities, green spaces and excellent transport links nearby. A bus stop is just a short walk away, offering convenient connections into Central London, while still enjoying a setting slightly removed from the main road.





MATERIAL INFO

Tenure: Leasehold
Term: 120 years
Service Charge: £0 per annum
Ground Rent: £ 360 Annually
Council Tax Band: C
EPC rating: To be confirmed



Ground Floor
715 ft²

Queen Mary Road, SE19

Approximate Gross Internal Area
66.42 SQ.M / 715 SQ.FT
(EXCLUDING GARAGE)
GARAGE 12.45 SQ.M / 134 SQ.FT
INCLUSIVE TOTAL AREA 78.87 SQ.M / 849 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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