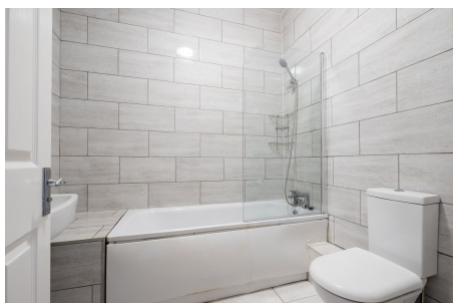


Queen Mary Road, Upper Norwood SE19

Tenure: Leasehold Borough: Croydon

£350,000

- Two bedroom period conversion with private garden
- Attractive road of period property



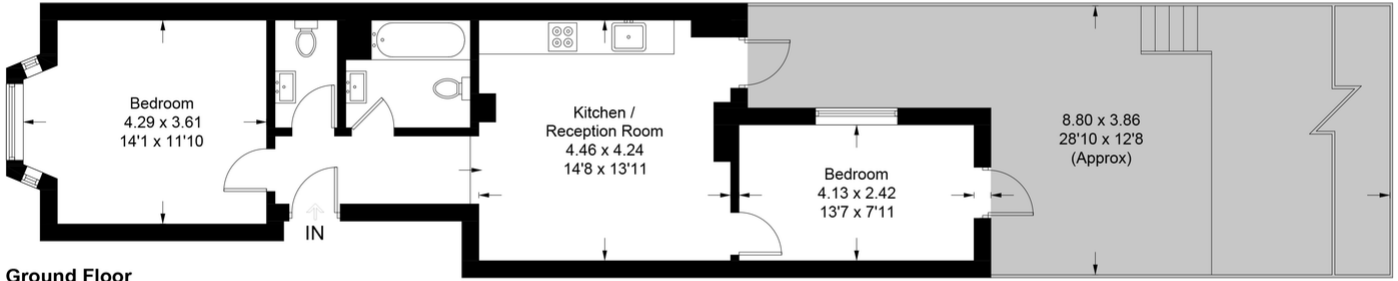
A spacious two bedroom flat, with a bright open plan kitchen-reception room, leading on to a large private garden. In addition to the modern bathroom there is a separate WC. Bedroom one features a bay window affording the room with plenty of natural light and the second bedroom also has direct access to the garden. West Norwood station is a short walk away as is the popular high street which has shops, bars and highly regarded Picture House cinema.

Tenure: Leasehold

Lease length: 150 years

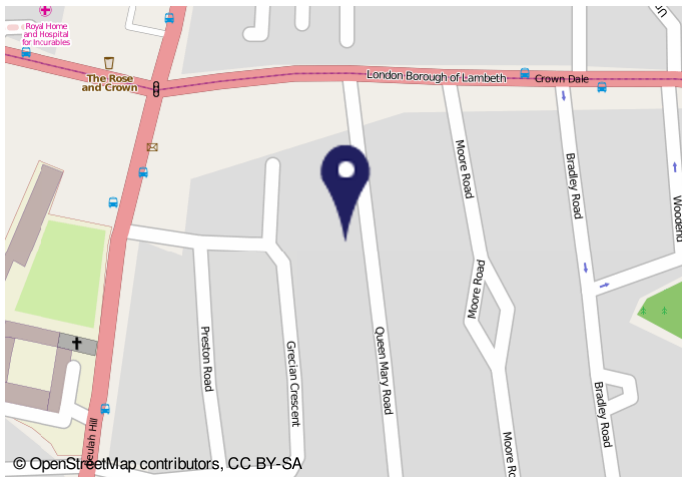
121 Queen Mary Road

Approximate Gross Internal Area = 56.2 sq m / 605 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1005525)



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Energy performance certificate (EPC)

File 1 121 Queen Mary Road SE17 2PL	Energy rating C	Valid until 4 May 2033
Property type Ground-floor flat	Certificate number 0343-9528-7255-4277-4204	
Total floor area 55 square metres		
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/government/guidance/energy-ratings-energy-efficiency-standard-technical-guidance)		
Energy rating and score This property's current energy rating is C. It has the potential to be B. See how to improve this property's energy efficiency		

Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.