



## 28b Queen Mary Road

London, SE19 3NW

**Price Guide £400,000**

Galloways are delighted to present to the market this beautifully presented and well-maintained two-bedroom, first-floor Victorian conversion on Queen Mary Road, offering a perfect combination of period charm and contemporary style.

The property boasts a generous reception room with a large bay window that floods the space with natural light, a separate eat-in kitchen, a contemporary bathroom, and a second bedroom. Additionally, there is access to a vast loft space, ideal for storage and providing future scope to extend, subject to planning permission and consent. To the rear, there is a garden that enjoys far-reaching views across the London skyline.

Conveniently located, the property is within easy reach of a wide range of local amenities, shops, cafés, and leisure facilities. It is also close to a superb choice of green open spaces, including Crystal Palace Park, Brockwell Park, Streatham Common, and Norwood Park — perfect for weekend strolls and outdoor enjoyment.

The area benefits from a wide range of transport links:

West Norwood Station — approx. 0.9 miles, with direct routes to London Victoria, London Bridge, and Clapham Junction.

Streatham Station — approx. 1.5 miles, offering direct services to London Blackfriars, Farringdon, St Pancras International, and Wimbledon.

- PRICE GUIDE £400,000 - £425,000
- FIRST-FLOOR VICTORIAN CONVERSION
- TWO BEDROOMS
- LARGE RECEPTION ROOM WITH BAY WINDOW
- SEPARATE EAT-IN KITCHEN
- REAR GARDEN WITH LONDON SKYLINE VIEWS
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO MULTIPLE MAINLINE STATIONS
- EXCELLENT LOCAL BUS ROUTES
- WITHIN EASY REACH OF SEVERAL GREEN OPEN SPACES

### Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111

if you wish to arrange a viewing appointment for this property or require further information



2



1

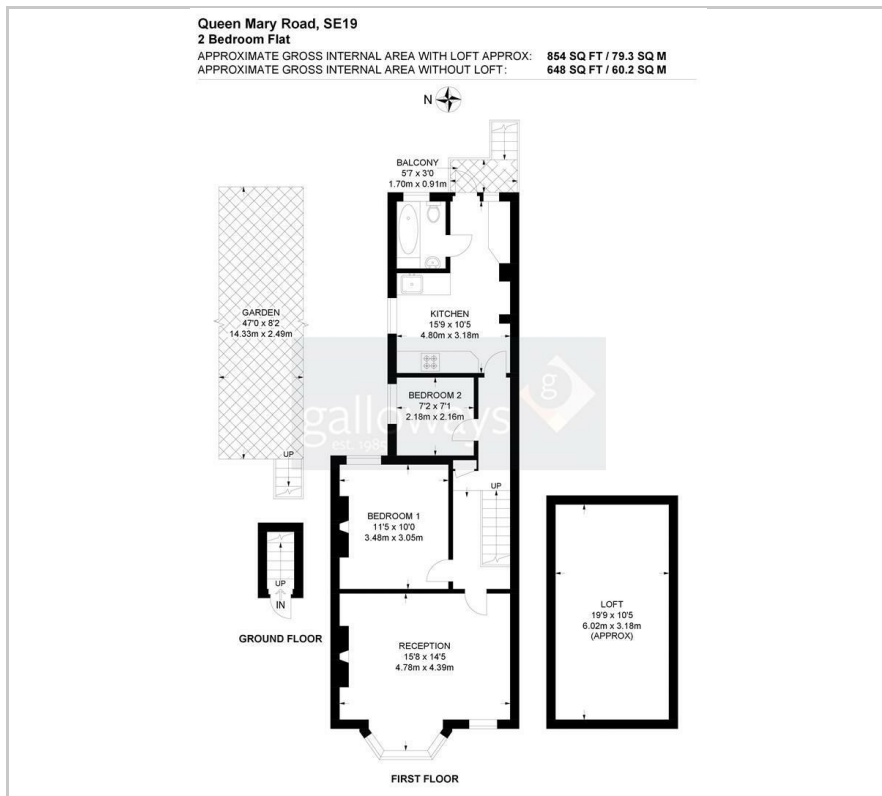


1



C

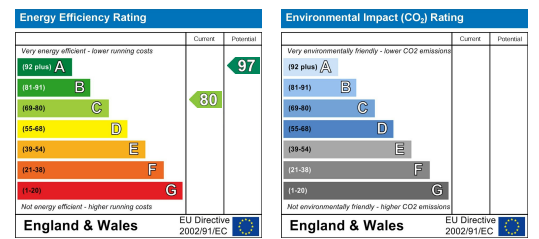
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.