



## 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.

### Viewing

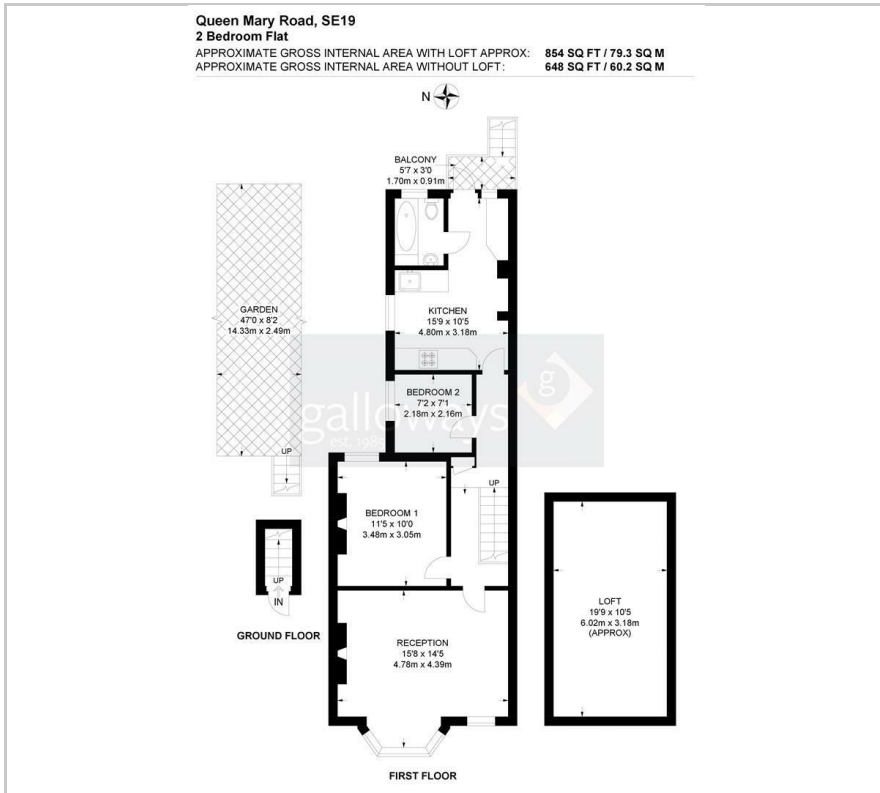
Please contact our Galloways West Norwood Office on 020 8766 6111

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

- 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



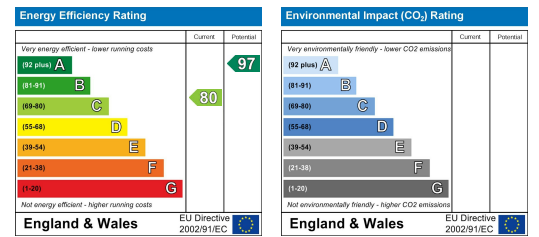
## Floor Plan



## Area Map



## Energy Efficiency Graph



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