



Hamlet Road, SE19 | £375,000

020 8702 9333

[crystalpalace@pedderproperty.com](mailto:crystalpalace@pedderproperty.com)

**pedder**  
We live local



# In General

- Top floor conversion
- Double bedroom plus study room
- Great condition
- Close to Crystal Palace train station
- Close to local amenities
- No onward chain
- A share of the freehold

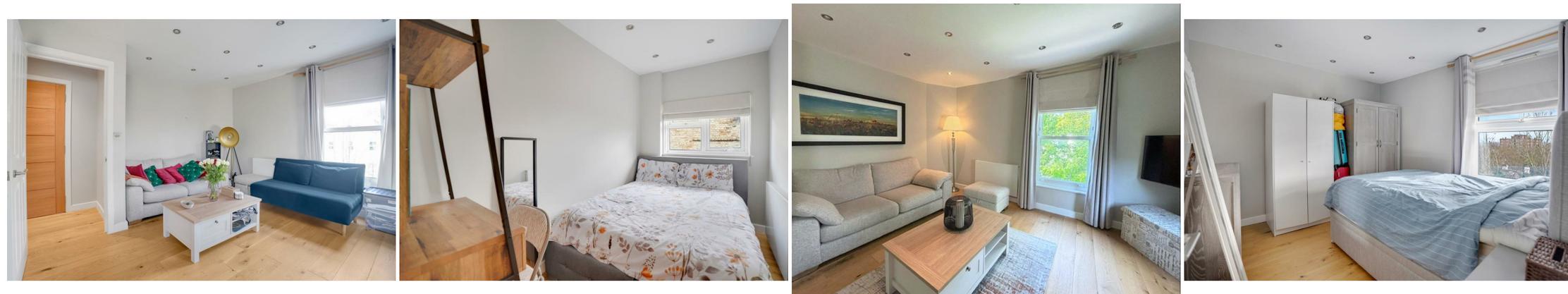
# In Detail

A well presented top floor two bedroom period conversion positioned on a much sought after road moments from Crystal Palace station.

Finished to a high standard throughout and offering ample natural light throughout with highlights including a dual aspect open-plan kitchen / living area, double bedroom, plus office/study room which is ideal for those working from home. Also, a modern fully tiled bathroom. Further benefits include a share of the freehold and no onward chain.

Hamlet Road, SE19 is a popular residential street enabling easy access to the vibrant Triangle, transport links of Crystal Palace train station, leisure facilities of the park, plus the local amenities of Anerley Road including coffee shops, cafes and bakeries.

EPC: C | Council Tax Band: B | Lease: TBC Years remaining | SC: £83.31pm | BI: Inc. in SC



# Floorplan

Hamlet Road, SE19

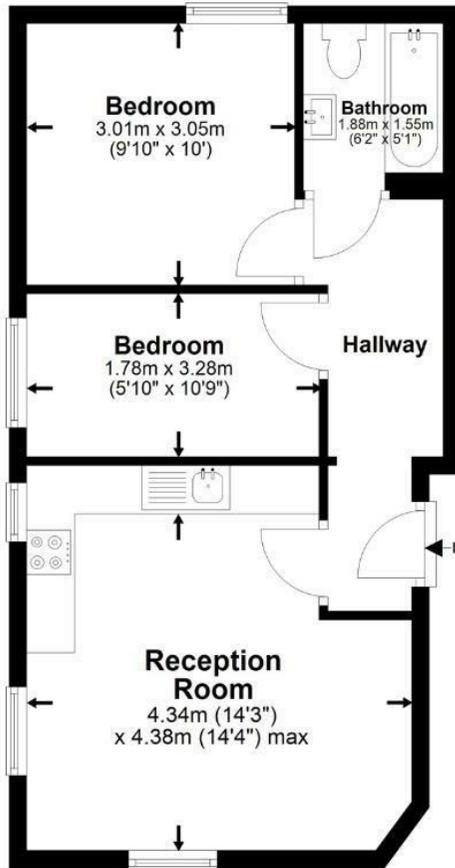
Total\* = 42.3 sq m / 455.2 sq ft

Second Floor = 42.3 sq m / 455.2 sq ft

☐ = Reduced head room below 1.5m



## Second Floor



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		74	80
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.