



Hamlet Road, SE19 | £450,000

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In General

- Two bedroom split level period conversion
- No onward chain
- A share of the freehold
- Highly regarded location
- Characterful accommodation
- Nearby Crystal Palace station

In Detail

An elegantly presented two bedroom split level period conversion positioned on a sought after road, moments from Crystal Palace station and a wealth of amenities.

This light and bright property forms part of a very attractive Victorian building which is located on the corner of highly regarded Belvedere road and Hamlet Road.

The accommodation occupies the raised ground floor and comprises of a large lounge/diner with high ceilings and impressive dual-aspect sash windows (with original shutters) framing picturesque views; a fitted kitchen with geometric tiled flooring; two well-proportioned bedrooms both with sash windows, allowing an abundance of natural light; and a sleek modern bathroom. Further benefits include a quaint well-kept communal garden, great storage, a snug at the top of the stairs, gas central heating, a share of the freehold, and a split-level layout creates a sense of space and flow, perfect for entertaining or relaxing.

Hamlet Road is well placed for the vibrant Crystal Palace Triangle which has a plethora of independent shopping option and smart eateries. Also, Crystal palace Park which has 200 acres of green spaces, and convenient transport links to central and East London.

In our opinion, an ideal comfortable first time purchase.

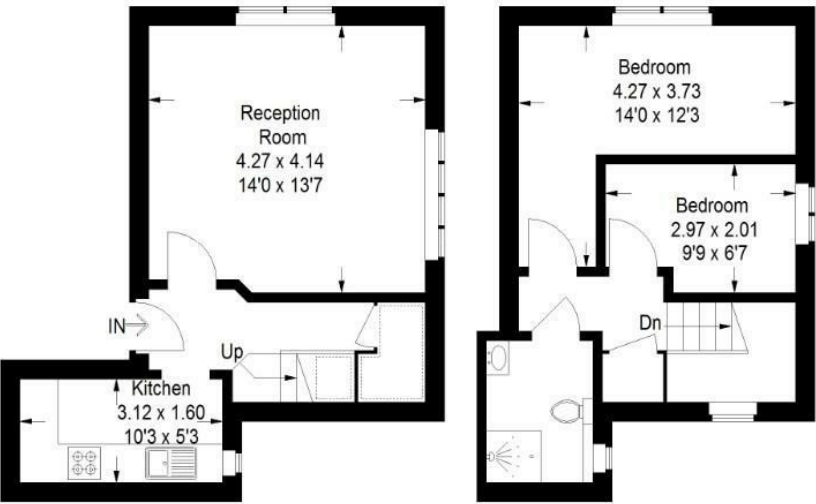
EPC: D | Council Tax Band: B | Lease: 955 years remaining | SC: £1,800 pa | GR: £0 | BI: £966.88



Floorplan

38 Hamlet Road, SE19

Approximate Gross Internal Area
57.7 sq m / 621 sq ft

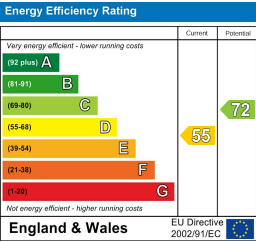


**Raised
Ground Floor**

First Floor

= Reduced headroom below 1.5 m / 5'0

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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
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