



Hamlet Road SE19
Guide Price £625,000-£650,000

0208 702 9333
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In general

- 1052 sq ft / 97.7 sq m
- Three bedrooms
- Private roof terrace and garden
- Open-plan kitchen with breakfast bar
- Detached Victorian building
- A share of the freehold

In detail

A spacious three bedroom top floor period conversion positioned on a highly regarded road nearby central Crystal Palace and the station.

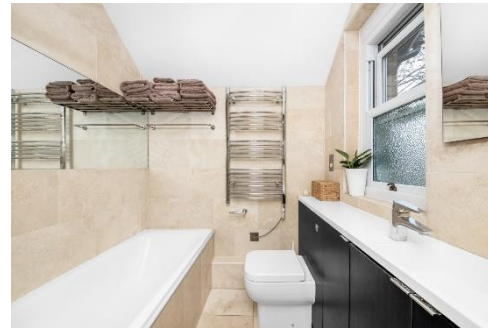
This property has been remodelled and upgraded by the current owners to offer an ideal blend of contemporary and period features totalling 1052 sq ft / 97.7 sq m.

This generous space includes a sociable open-plan kitchen with a sit-up breakfast bar and quartz surfaces, an exposed brick wall, three well proportioned bedrooms, a 23ft living area with a double aspect, solid wood flooring, a modernised bathroom with Travertine tiling and walk in shower, and a share of the freehold.

Externally there is direct access to a private roof terrace with panoramic views and a section of private garden with a large shed. Further benefits include off street parking, working fireplace, private entrance and sole access to a large boarded loft.

Hamlet Road works well for bars, restaurants and shopping at the Triangle, Crystal Palace Park, and plenty of transport links.

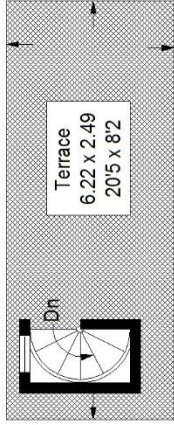
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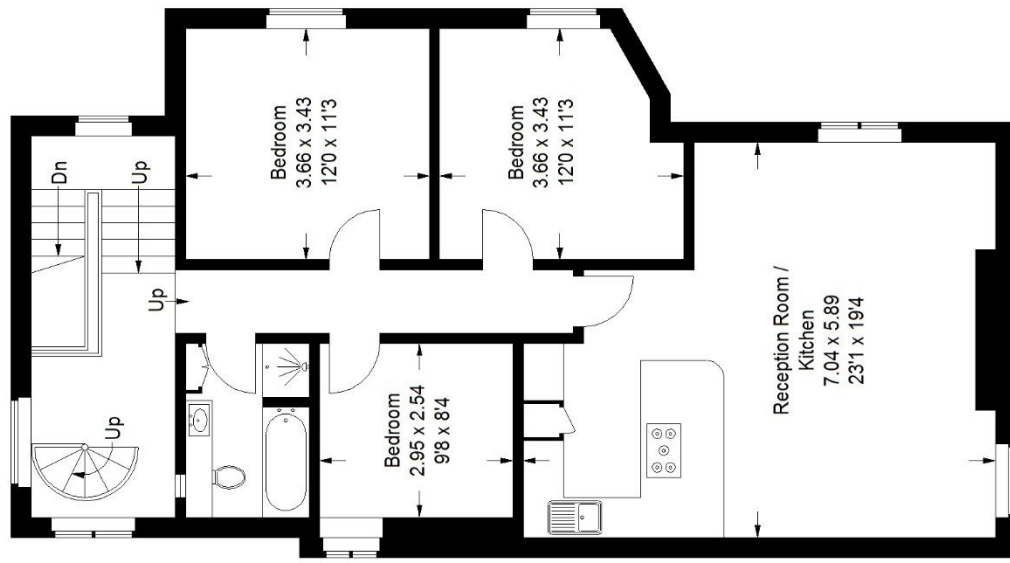
Floorplan

Hamlet Road SE19

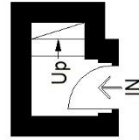
Approximate Gross Internal Area
Second Floor = 1.4 sq m / 15 sq ft
Third Floor = 95.4 sq m / 1027 sq ft
Fourth Floor = 0.9 sq m / 10 sq ft
Total = 97.7 sq m / 1052 sq ft



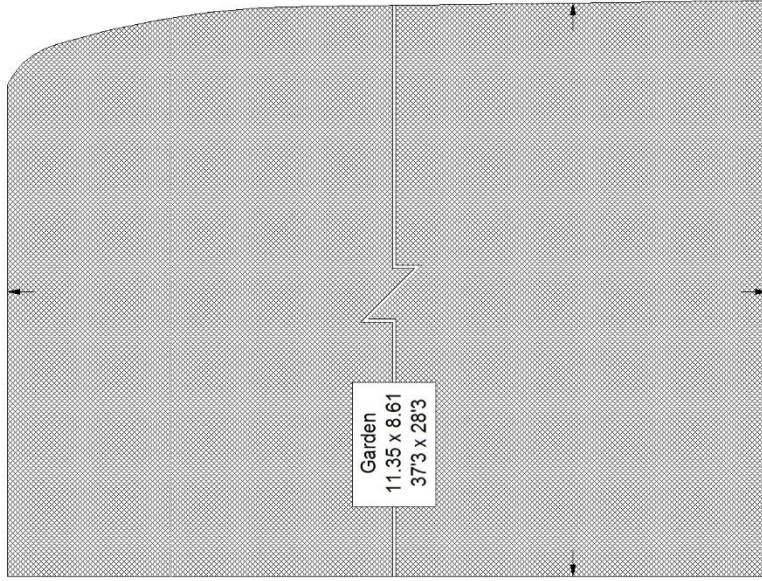
Fourth Floor



Third Floor



Second Floor



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current	Potential
70 C	79 C

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