



Hamlet Road SE19
Guide £650,000-£675,000

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In general

- No onward chain
- Large private rear garden
- Newly refurbished to a high standard
- Two bedroom, two bathroom period conversion
- Luxury kitchen with waterfall island
- High ceilings and period features
- Nearby Crystal Palace station & Triangle

In detail

A beautifully finished high specification two-bedroom two-bathroom raised ground floor period conversion forming part of an attractive Victorian building which occupies a corner plot in a sought after location.

The property has been completely renovated and transformed with great thought having gone into the design and finish to create a truly stunning home with unique features.

The generous reception room boasts high ceilings, 8ft tall sash windows, swan-neck Victorian coving, a quartz-topped heated window seat and solid oak chevron flooring with underfloor heating. Centred around a grand island with luxury waterfall quartz surfaces, the open plan kitchen is perfect for entertaining, with AEG appliances, a wine cooler, and hot water kettle tap. Panelled floor to ceiling cupboards include a pantry with work surfaces, drawers and ample storage space for food and appliances.

The two large bedrooms feature plush great carpet, swan neck Victorian coving and 8ft high sash windows overlooking lush greenery. The master bedroom includes a velvet topped heated window seat and floor to ceiling built in wardrobes which reveal a stunning hidden en suite with a separate bath, walk in shower and underfloor heating. The second bathroom is beautifully designed, with a walk in shower and underfloor heating.

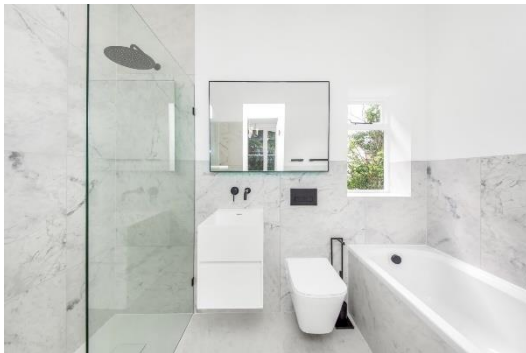
Other features include remote-controlled mood lighting, a Google Nest smart thermostat and a separate storage room.

Externally there is a large private rear garden with newly installed 8ft tall fencing and a raised concrete bed surrounded by lush greenery.

Hamlet Road is a popular residential road which is well-placed for a wealth of leisure and shopping options at the Triangle, Crystal Palace Park and Crystal Palace Station.

Properties of a similar standard in this location are rarely available and viewing is advised to appreciate this stunning property

EPC: D | Council Tax Band: C | Lease: TBC | SC: TBC | GR: TBC

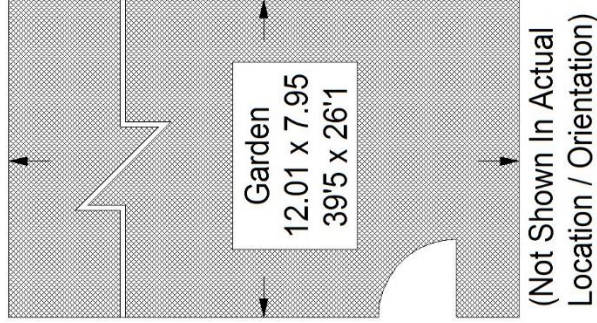


Floorplan


Hamlet Road, SE19

Approximate Gross Internal Area

871 sq ft / 81 sq m



Ground Floor

 = Reduced headroom below 1.5 m / 5'0

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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 | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 61 D | 78 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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