



Hamlet Road, SE19  
£625,000

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# In general

- Period conversion
- Two double bedrooms
- Direct access to private garden
- Share of freehold
- Ideally located for transport links
- Sociable open-plan kitchen with breakfast bar

# In detail

A stylish two double bedroom ground floor garden flat positioned moments from Crystal Palace station, Crystal Palace Park, and the central Triangle.

This delightful two bedroom period conversion boasts a spacious interior coupled with the luxury of a large private garden, offering a perfect blend of indoor comfort and outdoor serenity. The accommodation totals 861 sq ft / 80 sq m and has been tastefully finished to cater for those seeking new surroundings to immediately enjoy. The property features two generously sized bedrooms, each offering ample room for relaxation and rest. Natural light floods through large windows, creating an inviting ambience, whilst the main bedroom boasts a walk-in wardrobe and en suite shower room. An open-plan living area serves as the heart of the home, providing a versatile space for entertaining guests or unwinding after a long day. Whether you're hosting a dinner party or simply enjoying a quiet evening in, this area offers flexibility and comfort. Adjacent to the living area, a contemporary kitchen is equipped with granite countertops, quality appliances, ample storage, and a sociable breakfast bar. From whipping up delicious meals to enjoying morning coffee, this kitchen is designed to inspire culinary creativity.

Accessed via French doors and immediately outside is a sprawling garden retreat that is exclusively yours to enjoy. The space is complete with two patio areas, a brick BBQ, and custom seating - perfect for alfresco dining, gardening enthusiasts, or simply basking in the sunshine, this outdoor sanctuary offers a peaceful escape from the hustle and bustle of city life.

Situated in the vibrant neighbourhood of Crystal Palace, residents benefit from easy access to an array of amenities, including trendy cafes, eclectic boutiques, and picturesque parks. Excellent transport links ensure seamless connectivity to central London and beyond, making this an ideal location for commuters and urban explorers alike.

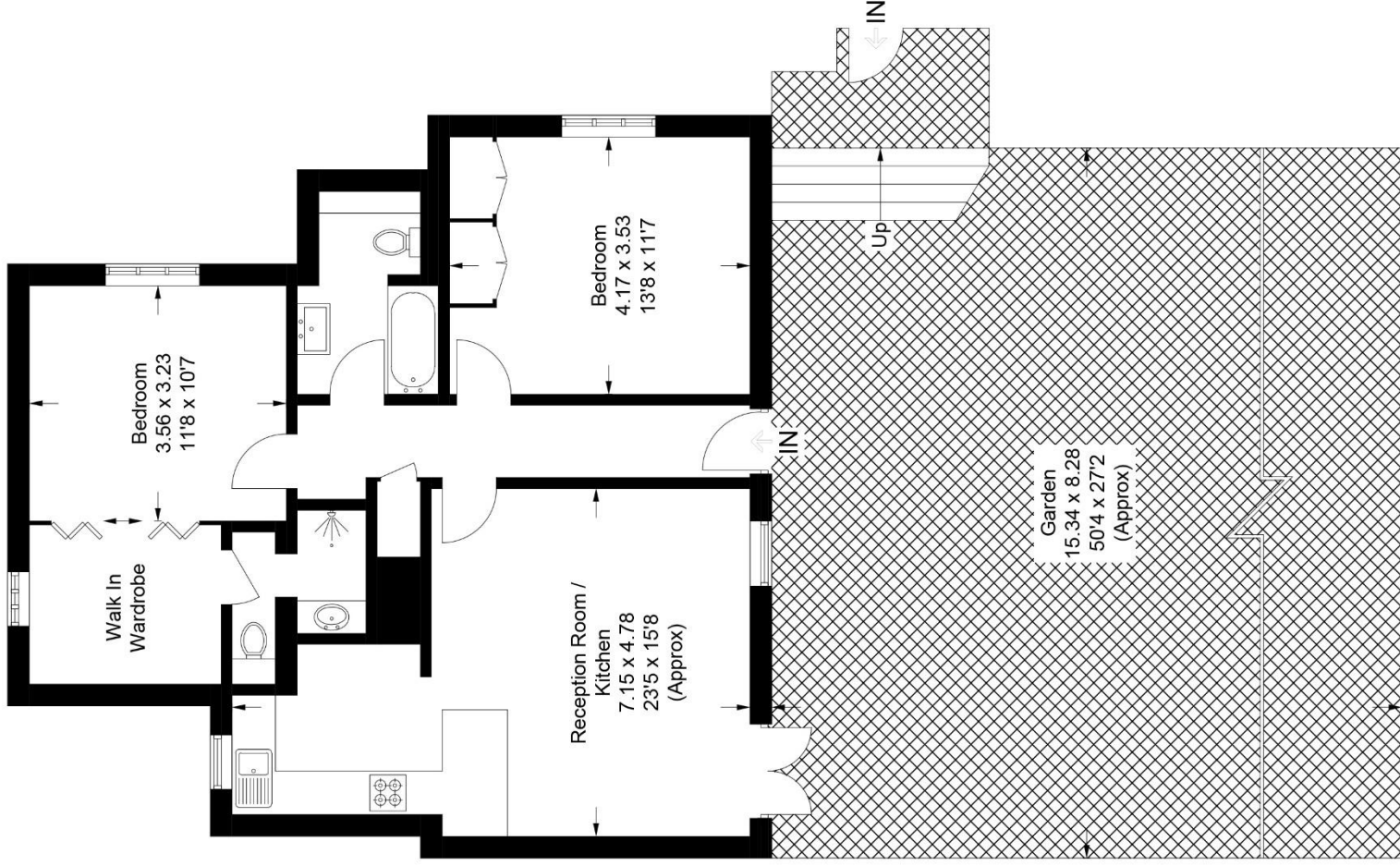
EPC: D | Council Tax Band: C | Lease: 999 years remaining | SC: As & when | GR: N/A | BI: TBC



# Floorplan

**Hamlet Road, SE19**

Approximate Gross Internal Area = 80.0 sq m / 861 sq ft



**Basement**

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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	63 D	77 C
39-54	E		
21-38	F		
1-20	G		

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