



Hamlet Road, SE19
£295,000

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In general

- No onward chain
- Central location
- Well presented throughout
- Modern kitchen and bathroom
- Light and bright accommodation

In detail

A smart one bedroom top floor period conversion positioned on a prime road in central Crystal Palace and available for sale with no onward chain.

This light and bright property is well presented throughout and offers an immediately enjoyable space. Highlight include a recently upgraded bathroom with metro brick tiling, a dual aspect bedroom with fitted wardrobe space, a modern kitchen with plenty of storage, replacement sash windows, and pleasant elevated views. Externally there is a generous communal rear garden.

Hamlet Road is adjacent to Belvedere Road and works well for Crystal Palace Park, rail and bus links, as well as many independent shopping and leisure options at the Triangle.

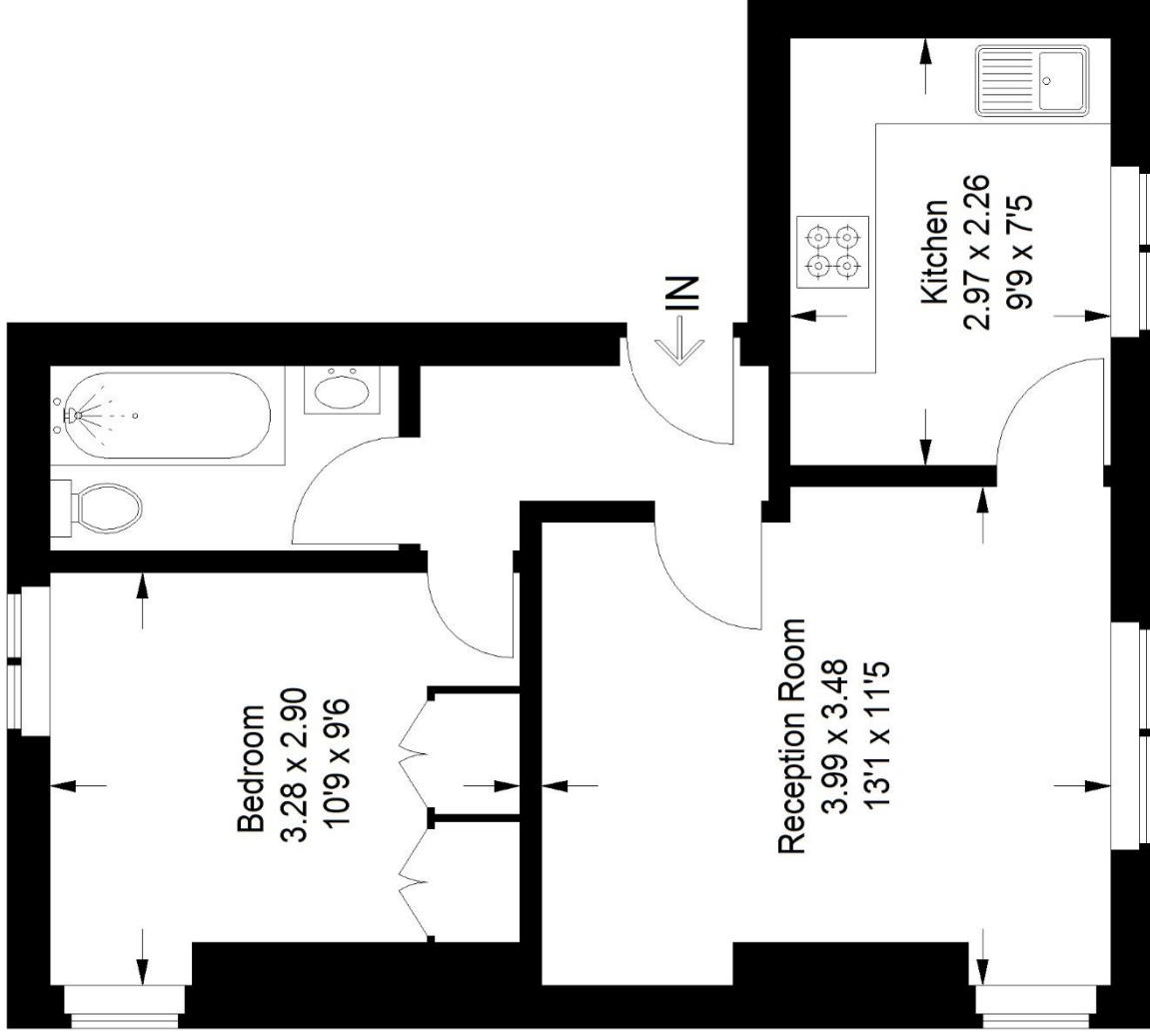
EPC: C | Council Tax Band: B | Lease: 962 years remaining | SC: TBC | GR: Peppercorn | BI: TBC



Floorplan

Hamlet Road, SE19

Approximate Gross Internal Area
37.8 sq m / 407 sq ft



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 | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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