



Hamlet Road, SE19 | £2,200,000

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In General

- 3376 sq ft / 313.6 sq m
- Substantial detached house
- Summerhouse
- Off street parking and EV charger
- Seven bedrooms
- Two bathrooms & shower room
- Brimming with characterful detail
- Highly regarded location
- Sunny rear garden

In Detail

A substantial double-fronted Victorian detached house positioned on a highly regarded road within the Crystal Palace conservation area, nearby the station and the park.

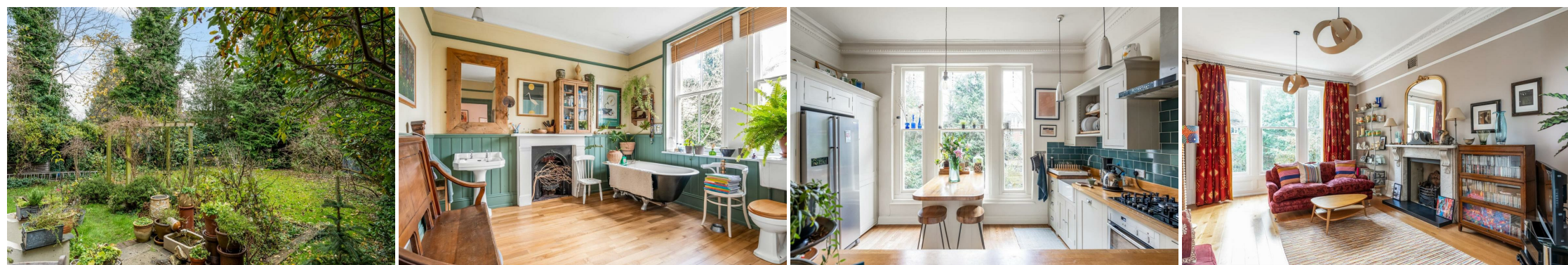
This characterful property is arranged over four levels and is brimming with period features, totalling 3376 sq ft / 313.6 sq m. One of the few private residences of this size in the immediate area, the house has been lovingly maintained and improved through many years of ownership and could make an ideal long-term option for those seeking flexible accommodation, and an impressive place to call home.

The lower ground floor is currently configured as a sizeable two bedroom apartment with a private entrance and offers the option of defined separate living or an annexe if desired. This area could also be easily reintegrated to the main house by the central staircase if preferred. A welcoming entrance hall is accessed via steps to the building which flows beautifully well with stunning fireplaces to most rooms and exceptional room proportions, high ceilings, original shutters, coving, and wide stripped wood flooring. All bedrooms are of double proportion, whilst the heart of the house is a dual aspect 26ft kitchen / diner with bespoke cabinetry, a Belfast sink, solid wood surfaces, and a sociable breakfast bar.

Externally there is a wide leafy garden with mature planting and a sunny southerly aspect, also a summer house which could be the perfect retreat for home working. The front of the property has parking for four cars and an in/out driveway, as well as an EV charging point. Hamlet Road is made up of similar large period buildings and is well placed for the bustling Crystal Palace Triangle, great connections to London Bridge, Victoria, and East London.

There is ease of access to various state and independent schools, also the historic park with a weekly food market and 200 acres of greenery.

EPC: E | Council Tax Band: C



Floorplan

Hamlet Road, SE19

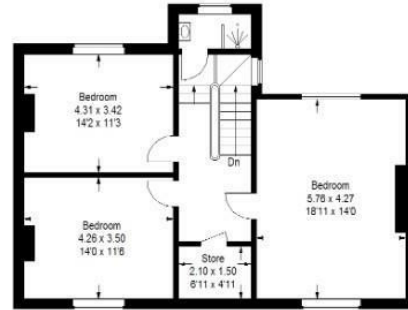
Approximate Gross Internal Area

313.6 sq m / 3376 sq ft

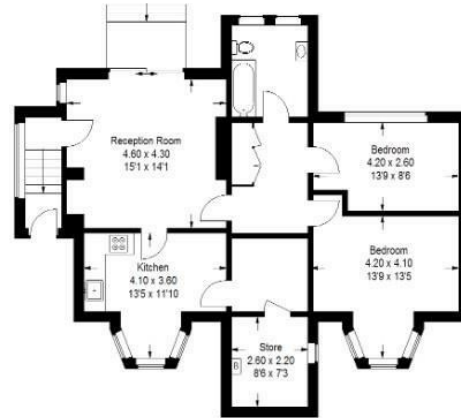
Summer House = 10.3 sq m / 111 sq ft

Total = 323.9 sq m / 3487 sq ft

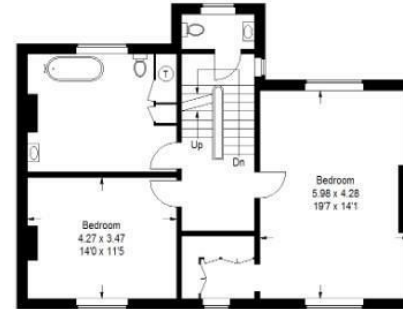
⋮ = Reduced headroom
below 1.5 m / 5'0"



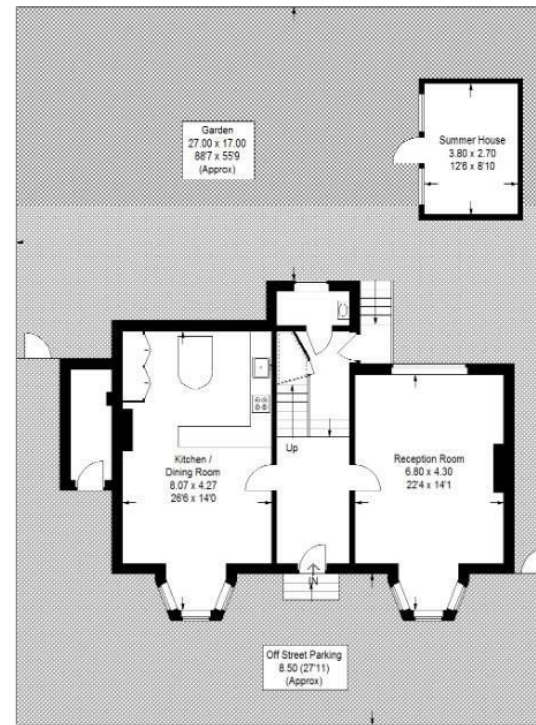
Second Floor



Lower Ground Floor



First Floor



Ground 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			78
81-101) B			
69-80) C			
55-68) D			
39-54) E		41	
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	