



Hamlet Road, SE19 | Guide Price £300,000

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# In General

- 790 sq ft / 73.4 sq m
- No onward chain
- A share of the freehold
- Sought after location
- Nearby Crystal Palace station
- Full upgrade required
- 16ft 6 bedroom
- 16ft 2 reception room

# In Detail

GUIDE PRICE: £300,000 - £325,000

A very generous one bedroom period conversion enviably positioned on a prime road nearby Crystal Palace station, available for sale with no onward chain.

This larger than average property forms part of an attractive Victorian building and totals 790 sq ft / 73.4 sq m which rivals many two bedroom properties in the area, and could make for an ideal restoration / upgrade project. The room proportions are excellent and include a reception room which extends to 16ft with stripped wood flooring and a 16ft dual aspect bedroom with fitted wardrobes. The L-shaped kitchen has quarry tiles and space to dine, whilst a sizeable storage cupboard is handy for keeping occasional items out of the way. There is also a share of the freehold.

Hamlet Road is well placed for the vibrant Triangle with the many smart independent shops and eateries of central Crystal Palace. Also, the historic park is moments away and excellent rail links.

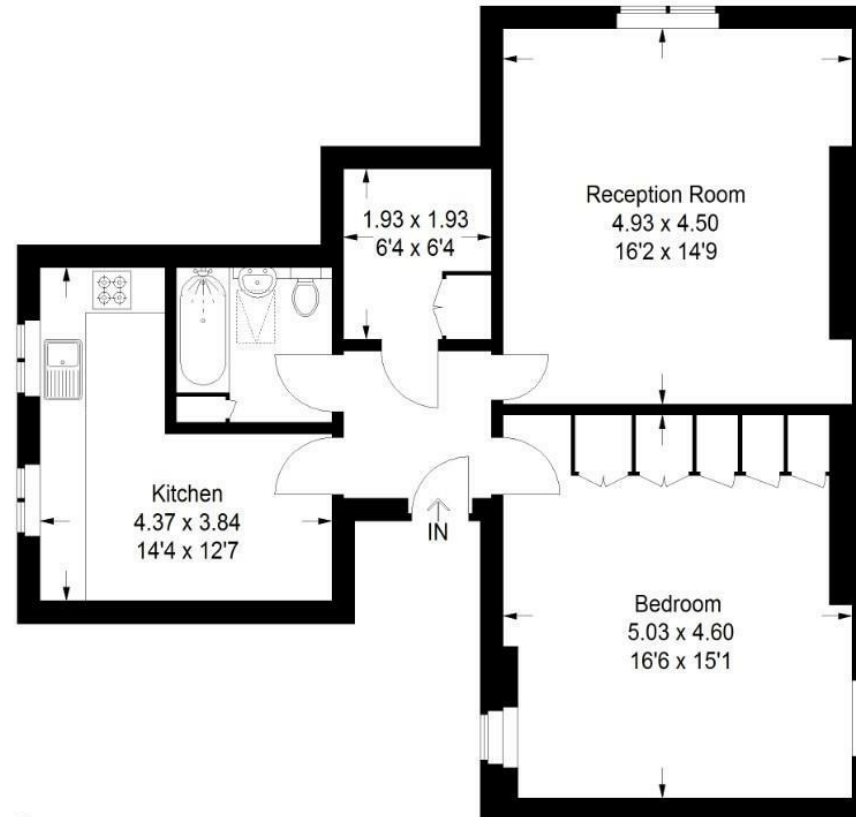
EPC: D | Council Tax Band: C | Lease: 995 years remaining | SC: £0 | GR: £0 | BI: £600pa



# Floorplan

## Hamlet Road, SE19

Approximate Gross Internal Area  
73.4 sq m / 790 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		65	68
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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