**Hamlet Road, SE19 | £1,650 Per Calendar Month**

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# In General

- Top floor conversion
- Double bedroom plus study room
- Great condition
- Close to Crystal Palace train station
- Close to local amenities
- Offered furnished
- Available July
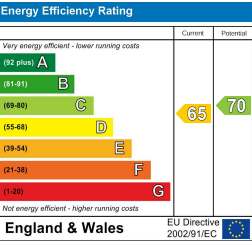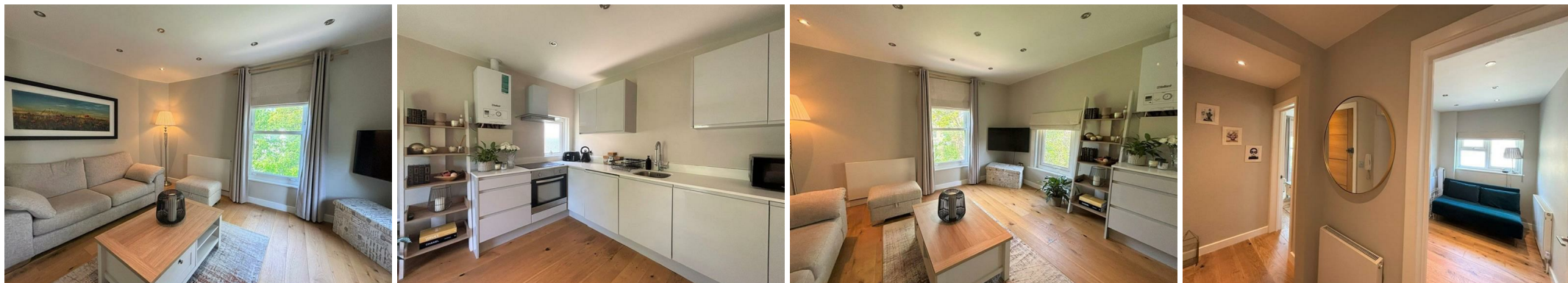- Ideal for single or professional couple

# In Detail

A well presented top floor two bedroom apartment positioned on a much sought after road moments from Crystal Palace station.

Finished to a high standard throughout and offering ample natural light throughout with highlights including open plan kitchen / living area, double bedroom, plus office/study room which is ideal for those working from home and a modern bathroom with shower above bath.

Hamlet Road, SE19 is a popular residential street enabling easy access to the vibrant Triangle, transport links of Crystal Palace train station, leisure facilities of the park, plus the local amenities of Anerley Road including coffee shops, cafes and bakery.

This property is ideal for a single professional or couple seeking a modern, conveniently located home.

EPC: D | Council Tax Band: B | Furnished | Available July | HD: £380.76 | SD: £1,903.84



## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 70 |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales** — EU Directive 2002/91/EC

The Property Ombudsman | APPROVED CODE TRADINGSTANDARDS.UK | arla propertymark PROTECTED | naea propertymark PROTECTED | TDS Tenancy Deposit Scheme Insured / Custodial PROTECTED | CANCER RESEARCH UK | CYBER ESSENTIALS