



Hamlet Road, SE19 | Guide Price £425,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- Two bedroom split level period conversion
- No onward chain
- A share of the freehold
- Highly regarded location
- Characterful accommodation
- Nearby Crystal Palace station

In Detail

Guide price £425,000 - £450,000

An elegantly presented two bedroom split level period conversion positioned on a sought after road, moments from Crystal Palace station and a wealth of amenities.

This light and bright property forms part of a very attractive Victorian building which is located on the corner of highly regarded Belvedere road and Hamlet Road.

The accommodation occupies the raised ground floor and comprises of a large lounge/diner with high ceilings and impressive dual-aspect sash windows (with original shutters) framing picturesque views; a fitted kitchen with geometric tiled flooring; two well-proportioned bedrooms both with sash windows, allowing an abundance of natural light; and a sleek modern bathroom. Further benefits include a quaint well-kept communal garden, great storage, a snug at the top of the stairs, gas central heating, a share of the freehold, and a split-level layout creates a sense of space and flow, perfect for entertaining or relaxing.

Hamlet Road is well placed for the vibrant Crystal Palace Triangle which has a plethora of independent shopping option and smart eateries. Also, Crystal palace Park which has 200 acres of green spaces, and convenient transport links to central and East London.

In our opinion, an ideal comfortable first time purchase.

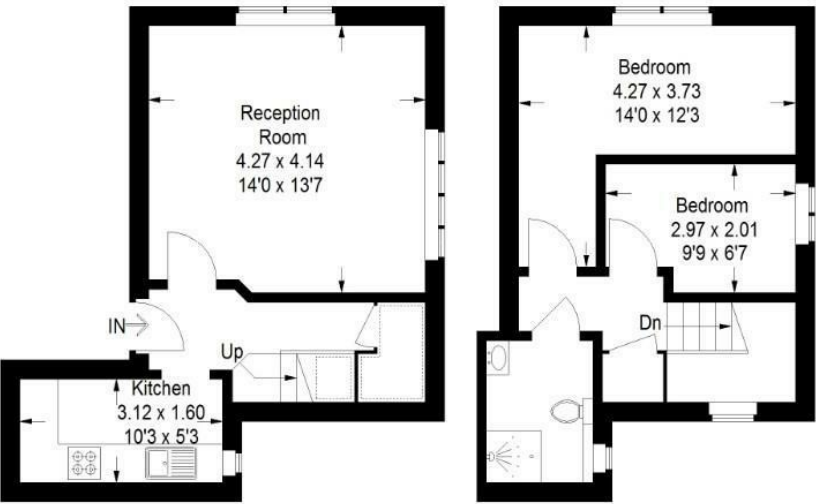
EPC: D | Council Tax Band: B | Lease: 955 years remaining | SC: £1,800 pa | GR: £0 | BI: £966.88



Floorplan

38 Hamlet Road, SE19

Approximate Gross Internal Area
57.7 sq m / 621 sq ft

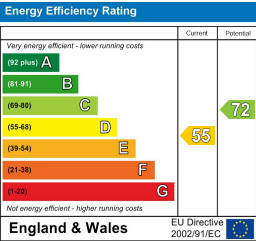


**Raised
Ground Floor**

First Floor

= Reduced headroom below 1.5 m / 5'0

Copyright www.pedderproperty.com © 2025
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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.