



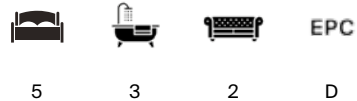
HAMLET ROAD

Crystal Palace, SE19



HAMLET ROAD

A substantial detached four-storey Victorian home, offering over 3,321 sq ft, in the Crystal Palace Conservation Area, presenting generous family space and a beautifully secluded 100ft garden.



Local Authority: London Borough of Bromley

Council Tax band: G

Tenure: Freehold

Guide Price: £2,500,000



ACCOMMODATION ACROSS FOUR STOREYS

A substantial four storey detached Victorian family home located on one of Crystal Palace's most sought after residential roads, within the Crystal Palace Conservation Area, and offering exceptional living space, period character, and a beautifully secluded rear garden extending over 100 feet.

This impressive residence provides wonderfully flexible accommodation, comprising four reception rooms, five bedrooms, and three bath/shower rooms, arranged to suit both family life and formal entertaining. The ground floor offers excellent living and entertaining space, with doors opening directly onto the mature and private rear garden, creating a strong connection between the indoor accommodation and the tranquil outdoor setting. Further benefits include a utility room, two additional WCs, and a versatile dressing room or nursery.





ORIGINAL PERIOD FEATURES

Throughout the house, the generously proportioned rooms retain a wealth of original Victorian features, including sash windows, wooden floorboards, decorative cornicing, and period fireplaces, all contributing to the property's elegant and characterful atmosphere.

Externally, the property benefits from off street parking for two to three cars to the front, while the expansive rear garden provides a peaceful and secluded environment.







Hamlet Road is a highly regarded residential street within the Crystal Palace Conservation Area, located less than half a mile from Crystal Palace station, which offers direct services to London Bridge, Victoria, and access to the London Overground. The property is also well positioned for the independent Dulwich schools and the vibrant Crystal Palace Triangle.





Hamlet Road, London, SE19

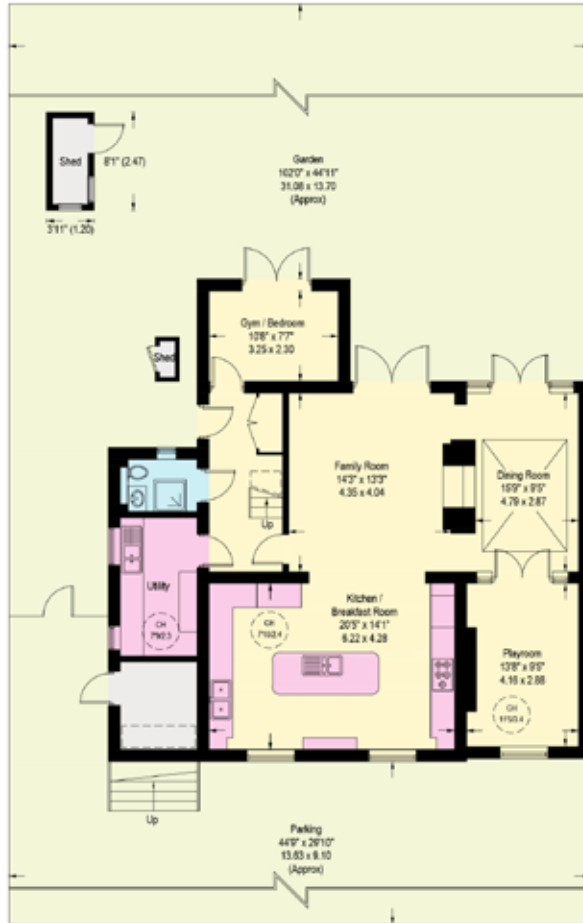
Approximate Gross Internal Area = 3321 sq ft / 308.5 sq m

Reduced Headroom = 17 sq ft / 1.6 sq m

Outbuilding = 56 sq ft / 5.2 sq m

Total = 3394 sq ft / 315.3 sq m

(Excluding Shed)



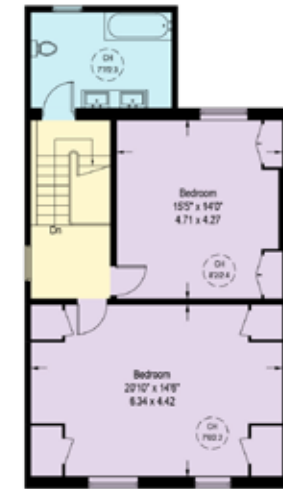
Ground Floor



Raised Ground Floor



First Floor



Second Floor

Illustration for identification purposes only.
measurements are approximate, not to scale. (ID1287954)

Approximate Gross Internal Area = 308.5 sq m / 3,321 sq ft (Excluding Reduced Headroom & Outbuilding)
Reduced Headroom = 1.6 sq m / 17 sq ft | Outbuilding = 5.2 sq m / 56 sq ft
Inclusive Total Area = 315.3 sq m / 3,394 sq ft (Excluding Shed)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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We have been informed the property historically suffered from minor subsidence / settling, you should ensure you take independent advice on this.

