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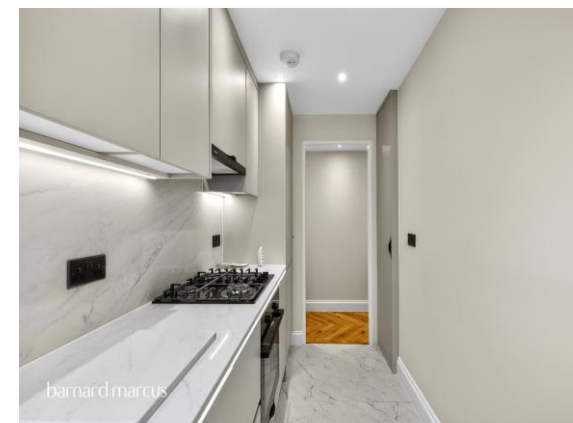
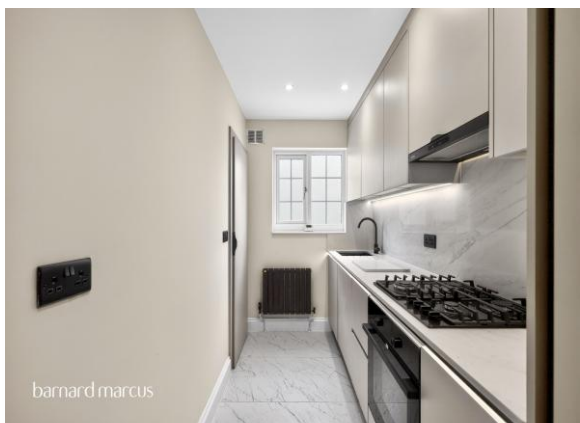
**Regency Court, Hamlet Road, London SE19 2AR**



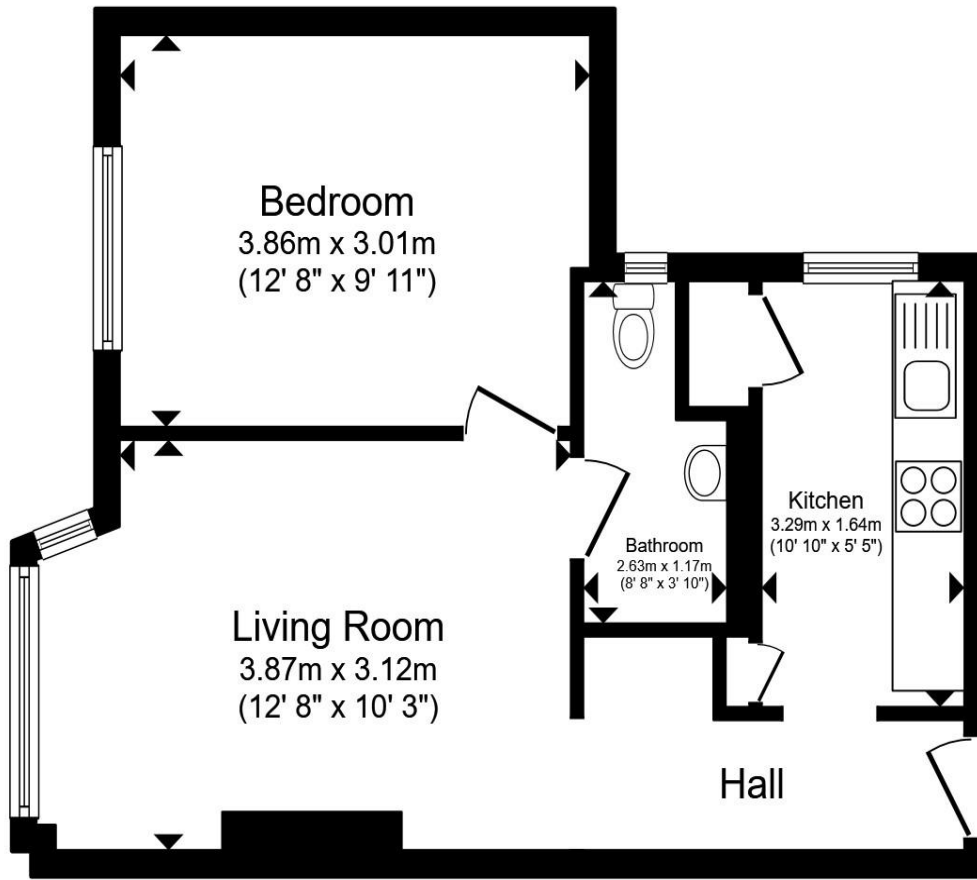
welcome to

## Regency Court Hamlet Road, London

A beautifully fully refurbished second-floor apartment finished to an exceptional standard, boasting abundant natural light, striking modern lighting features, a 124-year lease, low annual charges and no onward chain, ideally positioned in the heart of SE19. This stunning one-bedroom apartment has been thoughtfully refurbished throughout to create a modern, elegant home ready to move straight into. Situated on the second floor of the well-maintained Regency Court, the property boasts a bright and spacious layout enhanced by excellent natural light and stylish, newly installed contemporary lighting features throughout. The living room is particularly impressive, featuring generous proportions and large windows that flood the space with natural light, beautifully complemented by elegant ceiling detailing and modern inset lighting, creating a warm and inviting atmosphere both day and night. The separate kitchen has been newly installed and offers sleek cabinetry, integrated appliances and smart worktops, all well lit with clean, modern lighting that enhances both practicality and design. The bedroom provides a calm and comfortable retreat, benefiting from good natural light and a refined finish, while the brand new bathroom has been finished to a high standard with modern tiling, a stylish suite and feature lighting, giving a luxurious feel.



Further benefits include a long 124-year lease, low annual service charges, and the peace of mind that comes with a full refurbishment throughout, making this an ideal purchase for first-time buyers, investors or those seeking a turnkey home. **Location;** Regency Court is ideally located on Hamlet Road in the ever-popular SE19, well placed for excellent transport links into Central London from nearby stations, as well as a wide selection of local shops, cafés and amenities. The area is also well known for its green open spaces, including nearby parks and Crystal Palace Park, offering the perfect balance of city convenience and outdoor lifestyle.



## 2nd Floor

Total floor area 40.3 m<sup>2</sup> (434 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Regency Court Hamlet Road, London

- Fully refurbished throughout to a high contemporary standard
- Abundance of natural light with stylish modern lighting features
- 124-year lease
- Spacious and bright second-floor apartment
- Separate modern fitted kitchen
- Low annual service charges
- No chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1020.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114858](https://barnardmarcus.co.uk/Property/THH114858)



Property Ref:  
THH114858 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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