



Hamlet Road, SE19
£300,000

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In general

- Well presented throughout
- Low-rise development
- Sought after location
- Separate kitchen
- Close to Crystal Palace station
- Large communal garden

In detail

A light, bright and stylishly finished one bedroom purpose built property situated on the second floor of a small low-rise development, well placed for central Crystal Palace and the park.

This fresh and homely space briefly comprises of a separate kitchen (with a surprising amount of storage), a fully tiled bathroom, and a reception room which boasts elevated green views - a pleasant distraction for those who work from home. The bedroom provides a warm, calm retreat and is flooded with natural light on sunny days. Other notable points include a position at the rear of the building, double glazing (increased energy efficiency), and a large, well maintained communal garden.

Hamlet Road works well for a multitude shopping and leisure facilities at the Triangle, as well as ease of access to Crystal Palace Park, the station, and the National Sports Centre.

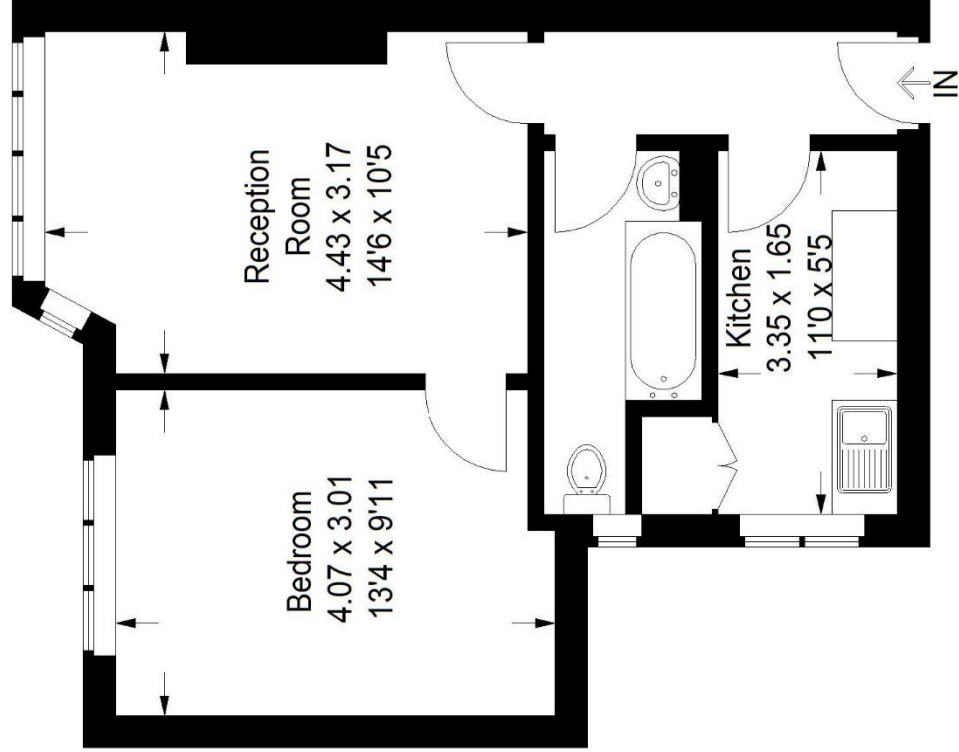
EPC: C | Council Tax Band: B | Lease: 143 years remaining | SC: £85.00pm | GR: Peppercorn | BI: N/A



Floorplan

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Approximate Gross Internal Area
41.3 sq m / 445 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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