

INIGO



Hamlet Road

LONDON SE19

£2,000,000 FREEHOLD

Set in the sought-after Crystal Palace Conservation Area, this handsome Victorian detached house extends over 3,300 sq ft across four impeccably appointed storeys. Original features, including floorboards and fireplaces, remain in situ and have been carefully looked after under current ownership. The plan consists of a generous five-bedroom primary home and an additional two-bedroom self-contained annexe, with additional planning in place to build an internal staircase that would connect the two. A south-east facing garden unfurls at the rear, planted with mature trees, including magnolia and fig, climbing roses and vegetable beds.

Setting the Scene

Hamlet Road has retained much of its architectural integrity and is home to several impressive Regency and Victorian villas. Most of its homes are detached and set back from the road behind mature trees, lending a sense of space and quiet elegance, with well-preserved brick and stuccoed façades complemented by tall sash windows.

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A local landmark, the Grade II-listed Crystal Palace Park is a short walk away from Hamlet Road. Run by Crystal Palace Park Trust, the park was once the home of the eponymous Crystal Palace. The iconic glass and cast-iron building was conceived by Sir Joseph Paxton to host the Great Exhibition that was to take place in Hyde Park in 1851.

The Grand Tour

Dense trees and neatly clipped hedges frame the approach to this detached house, where a gravelled front yard, with parking space for several cars, leads to the entrance.

Double-fronted, its tall brick façade has expansive bay windows on either side and sash windows across all floors, while beds of flowering plants and shrubs soften the front elevation. A set of stone steps rises to the main entrance on the raised ground floor, bordered by blooming roses, japonica and mature shrubs.

Entry is to a generous hallway, with space for storing coats and shoes. The interiors have been thoughtfully updated, blending considered finishes and a neutral palette with the building's original features, including decorative cornices, dado rails, sash windows and fireplaces in most rooms. With high ceilings throughout and several dual-aspect living spaces, natural light moves effortlessly across the house, enhancing the sense of openness and connection to the garden. Original wide pine floorboards extend underfoot.

To the right lies the airy reception room, finished in delicate tones by Farrow and Ball, with crisp, white-painted cornices and dado railing providing a subtle contrast. Expansive windows on two sides frame leafy views of the front and rear gardens, drawing the outdoors in. The seating area is anchored by a beautiful fireplace with marble surrounds, while engineered oak floorboards add tonal warmth to the space.

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The kitchen is set to the rear of the plan, with bespoke panelled units by Neptune, timber countertops, and a turquoise tiled splashback. A generous breakfast island overlooks the garden, with natural light pouring in from expansive windows as the day unfolds. There is a large Belfast sink and plenty of space for storage and food preparation. Integrated appliances include a gas hob from Neff, an electric oven and a dishwasher. The dining area is positioned at the front, with space for a large dining table and additional storage units.

From the hallway, a short flight of steps leads down to the utility room, with a door opening to the garden. (This is also where a new staircase would be installed, should the basement and the main house become connected in the future).

From the hallway, an original staircase with a mahogany bannister and dado rail ascends to the first floor. The bright and airy landing is complete with built-in shelving, and leads to two spacious bedrooms, each with original fireplaces, wide pine floorboards and cornices.

The bright primary bedroom occupies one side of the plan, with glazing on two aspects flooding the space in abundant natural light. A door opens to a large walk-in wardrobe, with practical built-in cabinetry and shelving.

A generous shared bathroom is on this floor, finished in a warm palette with muted green-painted panelling on the lower half of the walls and engineered maple flooring. There is a free-standing tub and practical linen cupboards. A further WC room is also on this floor, accessible from the landing.

Three additional bedrooms are found on the second floor, served by a fully tiled shower room/wet room.

The Annexe

A self-contained, two-bedroom apartment occupies the lower-ground floor and is accessed via a private entrance at the side of the building. Recently decorated with a neutral palette and a combination of carpeting and wood flooring, the interiors mirror the main house, with high ceilings and original features throughout.

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The spacious hallway opens onto a bright reception room, with a feature fireplace and doors leading directly to the garden, offering a seamless sense of connection to the leafy surroundings.

The kitchen/dining room is at the front, well-appointed with modern white units in an L-shape layout. Integrated appliances include a gas hob and an electric oven. A door opens to the adjacent utility room and a cellar/coal storage area.

Two spacious bedrooms are positioned across the internal hall, while a shared bathroom with a shower over a bath is at the rear of the plan. There is space to install a new staircase that would internally connect the basement and the main house.

The Great Outdoors

An established garden extends to the rear of the house, accessible from both the main residence and the self-contained basement apartment. Bordered by towering, mature trees, it has a wonderfully secluded and tranquil feel, with leafy canopies attracting a variety of birds. South-east facing, the garden is bathed in soft morning light.

A paved terrace directly off the house is arranged with spaces for outdoor dining and lounging, perfectly suited for long, leisurely meals and summer gatherings. Beyond lies a grassy lawn, interspersed with thoughtfully planted beds of shrubs and flowering plants that define distinct zones for relaxation. A pergola draped in climbers provides dappled shade on warmer days. At the far end of the garden, the summer house overlooks an edible garden, where the current owners have cultivated fruit and vegetables, such as mulberry, raspberry and blueberry bushes.

Out and About

The sought-after Hamlet Road is well-served by public transport and surrounded by green spaces in Crystal Palace. A vibrant area of south London, the neighbourhood has award-winning restaurants, bars and an Everyman cinema occupying a carefully restored art deco building. Local favourites include Brown and Green, Bar Pallazo, coffee spot Four Boroughs, and the beloved Yard Sale Pizza. There are also well-curated vintage and antique stores, perfect for a weekend stroll.

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Crystal Palace Park is a short walk away from the house, offering plenty of opportunities for outdoor activities, with a boating lake, a skatepark, and a city farm. It is also home to an award-winning farmers' market, open every Sunday with a variety of stalls selling seasonal produce and tasty street food.

There are plenty of state and private, primary and secondary schools within easy reach of the house. For primary education, Rockmount Primary School and Cypress Primary School are recommended by local families. For older pupils, Dulwich has excellent secondary schools, including Kingsdale Foundation School, Dulwich Prep and Dulwich College.

Crystal Palace station is a seven-minute walk away, offering direct journeys to London Bridge and Victoria station. It also serves the Windrush line, which runs to Dalston and Highbury and Islington via Shoreditch High Street and Whitechapel. There is easy access by car to the M2, connecting to the main Kentish coastal towns.

Council Tax Band: C

INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.