



Tenure
Freehold.

Location
The property is located on the south-east side of Hamlet Road at its junction with Maberley Road. Local amenities are available along Anerley Road which is located at the north end of Hamlet Road. More extensive shopping facilities are available in Bromley to the east and Croydon to the south. Crystal Palace Rail Station is located to the north and provides direct access to Central London. The open spaces of Crystal Palace Park are to the north. The property is located within the Belvedere Road Conservation Area.

Description
The property comprises a detached building arranged over lower ground, raised ground and two upper floors beneath a pitched roof. The building is internally arranged to provide six self-contained flats. There are gardens to the front and rear together with off-street parking.

Accommodation
A schedule of Accommodation is set out below.

Flat	Floor	Accommodation
A	Lower Ground	Reception Room, Three Bedrooms, Kitchen, Bathroom
B	Raised Ground	Reception Room, Three Bedrooms, Kitchen, Bathroom
C	First	Reception Room, Bedroom, Kitchen, Bathroom
D	First	Studio Room, Kitchen, Bathroom
E	Second	Reception Room, Bedroom, Kitchen, Bathroom
F	Second	Studio Room, Kitchen, Bathroom

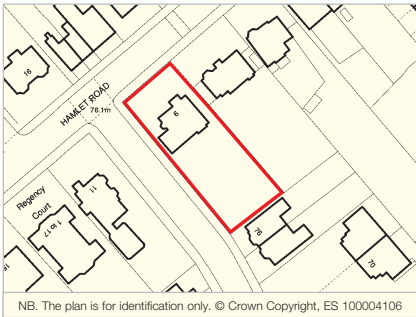
Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

London SE19
9 Hamlet Road,
Norwood
SE19 2AP

- **A Freehold Detached Four Storey Building**
- Internally arranged to provide Six Self-Contained Flats
- Comprising 2 x Three Bedroom, 2 x One Bedroom and 2 x Studio Flats

Vacant Possession

BY ORDER OF A HOUSING ASSOCIATION



To View
The property will be open for viewing every Tuesday and Saturday before the Auction between 12.30 – 1.00 p.m. These are open viewing times with no need to register. (Ref: UD).

VACANT – Freehold Building