

**TO LET**



**samuel estates**  
Lettings & Sales

Central Hill, Crystal Palace, SE19

£1,500.00 PCM

 1

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## Property Description

A beautifully presented and spacious one double bedroom flat which is ideally located a short walk to Gipsy Hill Station and Crystal Palace Station.

The property comprises of a bright and spacious living room, a separate kitchen, a good sized double bedroom with built-in wardrobes and a modern three piece bathroom with shower over bath.

Added benefits include double glazed windows throughout, gas central heating, hard wood flooring in each room, Communal garden and allocated parking space.

The property is perfect for a single or couple working professionals looking for space and excellent transport links. Crystal Palace Triangle is a stones throw away offering plenty of amazing restaurants, pubs, bars and shops on your door step.

Viewings strictly by appointment with Samuel Estates, contact us now to arrange a viewing. This property will go fast.

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



## Material Information

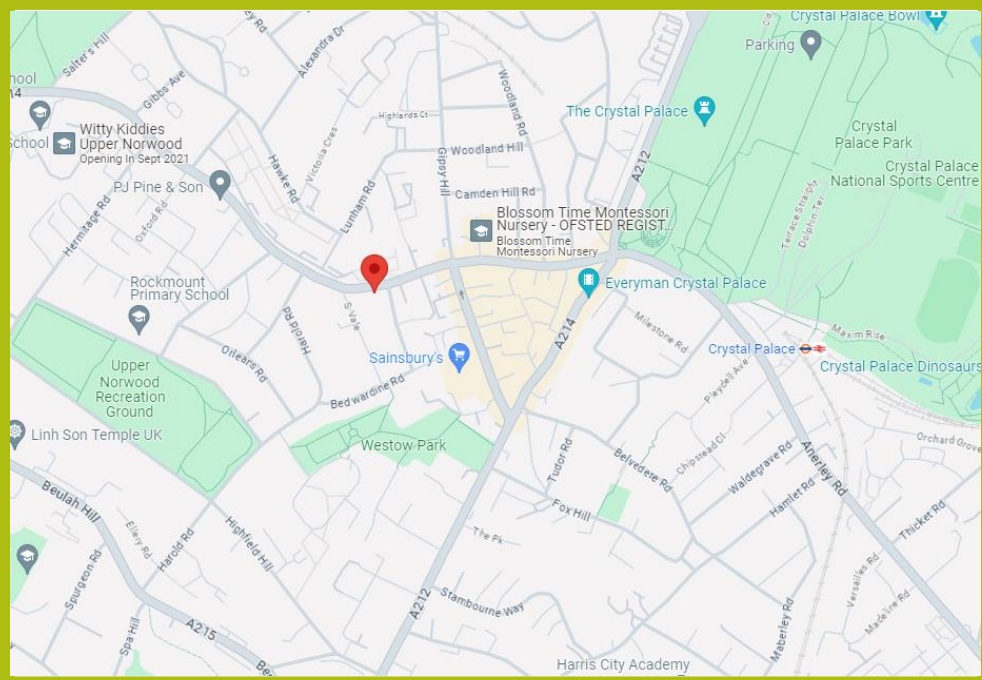
**Date Available – 12/07/2023**

**Holding deposit amount – £346**

**Security Deposit amount (Five weeks rent) – £1,730.00**

**Council Tax Band – B**

**Local Authority – Croydon Council**



**Property Type**  
Flat (Purpose Build)



**Construction Type**  
Brick



**Parking**  
Allocated Parking



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas - Mains



**Broadband**  
Cabel



**Mobile Signal**  
Good Coverage



**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Level of Risk: None



**Proposed Development in Immediate Locality?**  
None

C408P1-248



Approximate total area<sup>(1)</sup>  
479.61 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	80	80
55-68 <b>D</b>		
39-54 <b>E</b>		

#### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

#### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

#### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 020 8679 9889

