

TO LET



Central Hill, Crystal Palace, SE19

£1,400.00 PCM

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Property Description

A beautifully presented and spacious one double bedroom, ground floor flat which is a stones throw from Crystal Palace Triangle offering plenty of amazing restaurants, pubs, bars and shops. Ideally located a short walk to both Gipsy Hill and Crystal Palace Stations. 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.

The property is set within a private block with a gated communal garden with BBQ area, allocated car parking and bike storage unit. Added benefits include double glazed windows throughout, gas central heating & hard wood flooring in each room

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

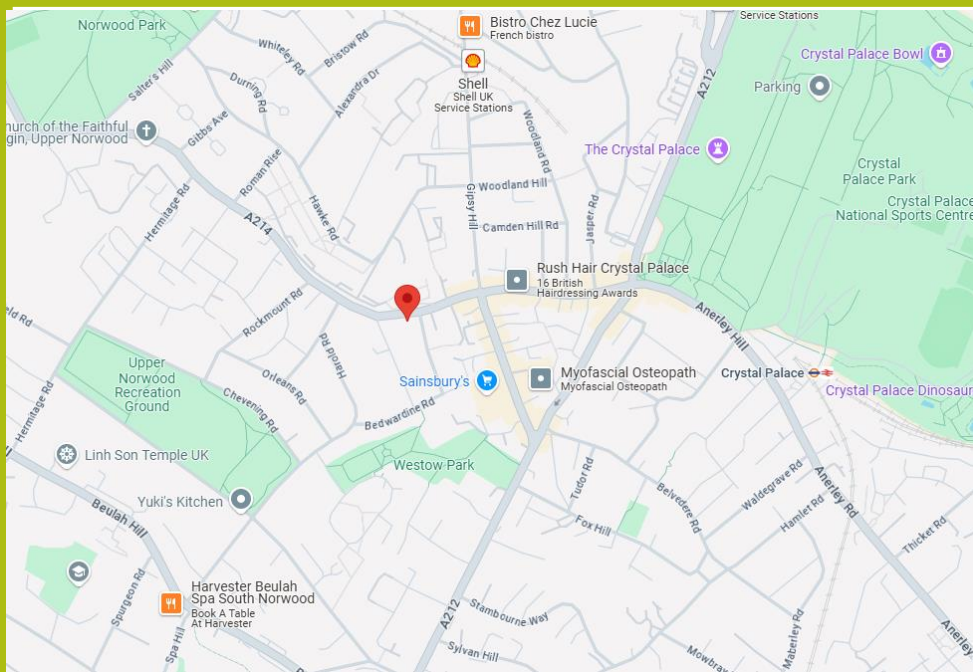
Date Available – 30/04/2025

Holding deposit amount – £323

Security Deposit amount (Five weeks rent) – £1,615.00

Council Tax Band – B

Local Authority – Croydon Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

Allocated Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas - Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

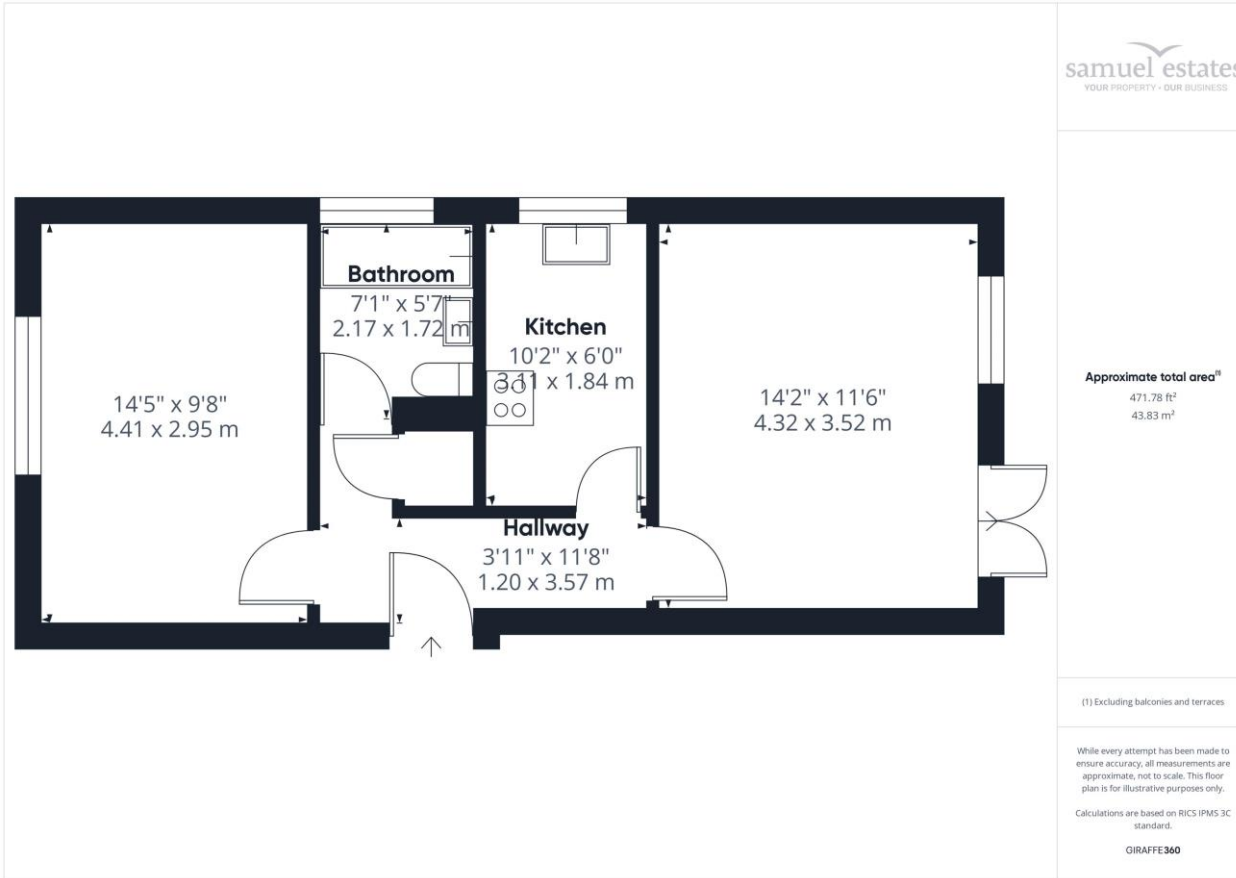
Has the property been flooded in the past five years: NO

Level of Risk: None



**Proposed Development
in Immediate Locality?**

None



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	75	77
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

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45 Bedford Hill,
London, SW12 9EY
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Colliers Wood & Wimbledon
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