

TO LET



Rooks Court, Crystal Palace, SE19

£1,300.00 PCM

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Property Description

A large one bedroom flat situated in a quiet residential road in Crystal Palace. The property is a short walk from Crystal Palace station and enjoys a large reception, good size full integrated kitchen, double bedroom with fitted wardrobes and a well finished bathroom.

The flat is a five minute walk from Crystal Palace station from which trains go straight into both London Bridge and London Victoria. Just a short walk up the road it also benefits from the pubs, restaurants and local amenities of Crystal Palace.



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

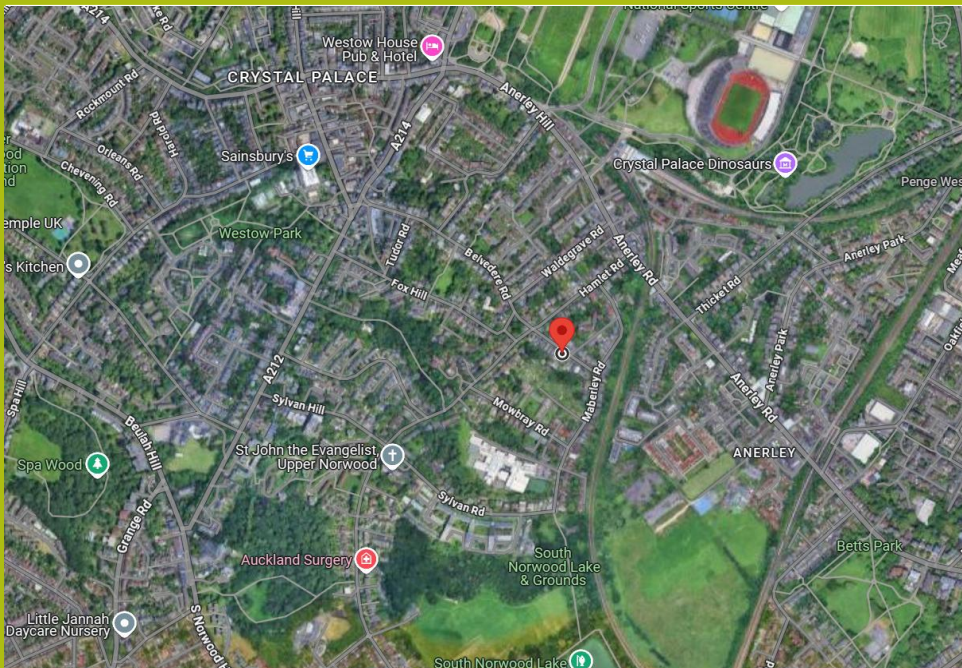
Date Available – 21/06/2025

Holding deposit amount – £300.00

Security Deposit amount (Five weeks rent) – £1,500.00

Council Tax Band – B

Local Authority – Bromley Council



Property Type
Flat (Second Floor)



Construction Type
Brick



Parking
Parking Permit



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Electric
Communal / Mains



Broadband
Good Connection



Mobile Signal
Good Connection

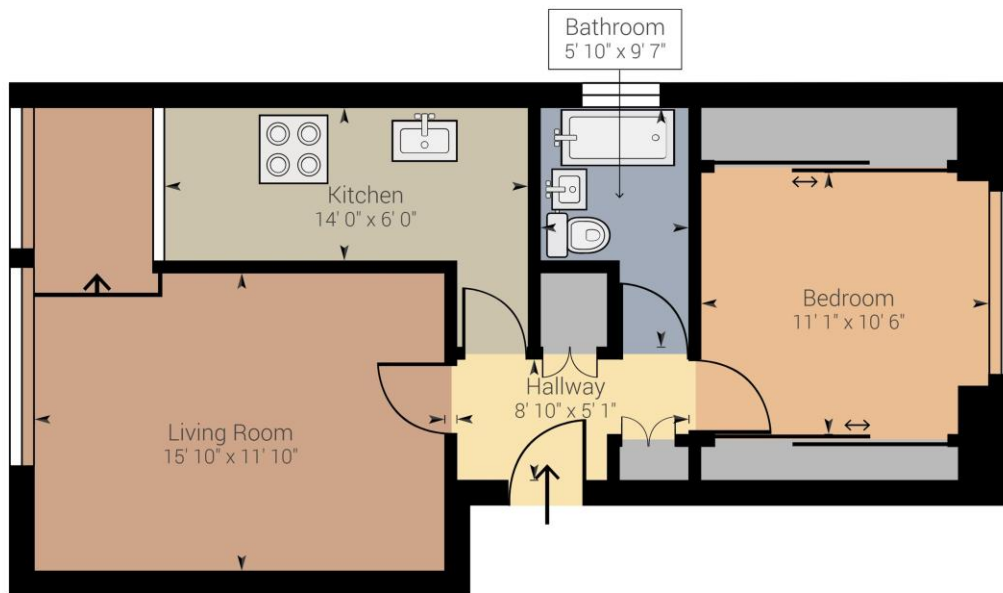


Flood Risk

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



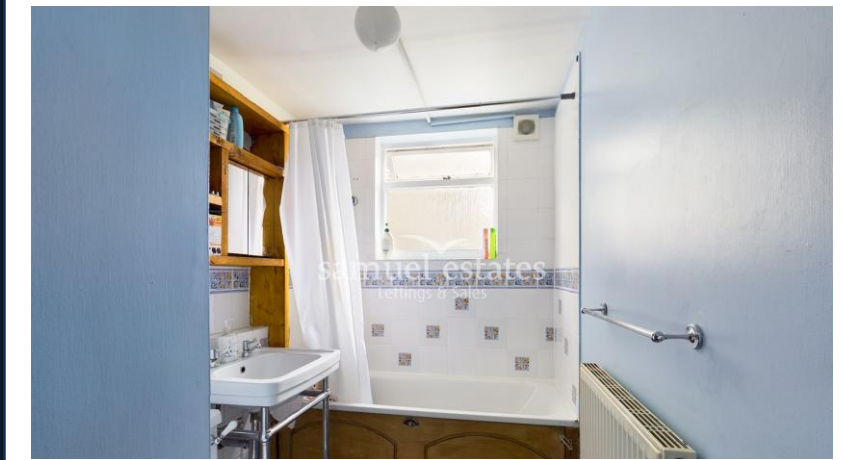
**Proposed Development
in Immediate Locality?**
None



Approximate net internal area: 579.41 ft² / 53.83 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	75	79
55-68 D		

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

30 Watermill Way,
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