

TO LET



Central Hill, Crystal Palace, SE19

£1,800.00 PCM

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Property Description

Located in the heart of Crystal Palace, this great sized two-bedroom flat is presented in excellent condition and offers ample living space. The bright and spacious living room is perfect for entertaining and dining, while the separate fully integrated kitchen provides everything you need for cooking and meal preparation. The property also features two generously sized double bedroom and a modern three-piece bathroom with a shower over the bath.

Other benefits of this property include hard wood flooring throughout, double glazed windows, gas central heating, and gated allocated parking. Conveniently situated within a short walk of Gypsy Hill & Crystal Palace Overground Station (Southern Line) and numerous bus routes, this property offers excellent transport links to all parts of London. In addition, the beautiful open spaces of Crystal Palace Park are only a short walk away, along with many local shops, bars, and restaurants.

This property would be ideal for a couple or two sharers who require good space and proximity to transport links. Viewings are strictly by appointment with Samuel Estates, so please contact us now to arrange a viewing.

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

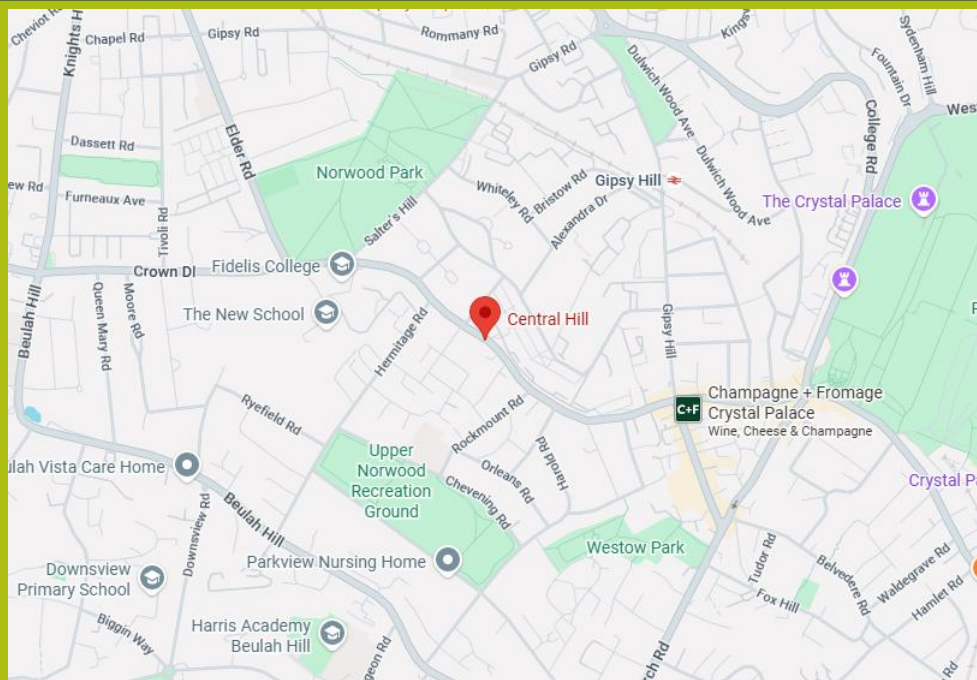
Date Available – 01/05/2026

Holding deposit amount – £415

Security Deposit amount (Five weeks rent) – £2,076.00

Council Tax Band – C

Local Authority – Croydon Council



Property Type
Flat (Second Floor)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



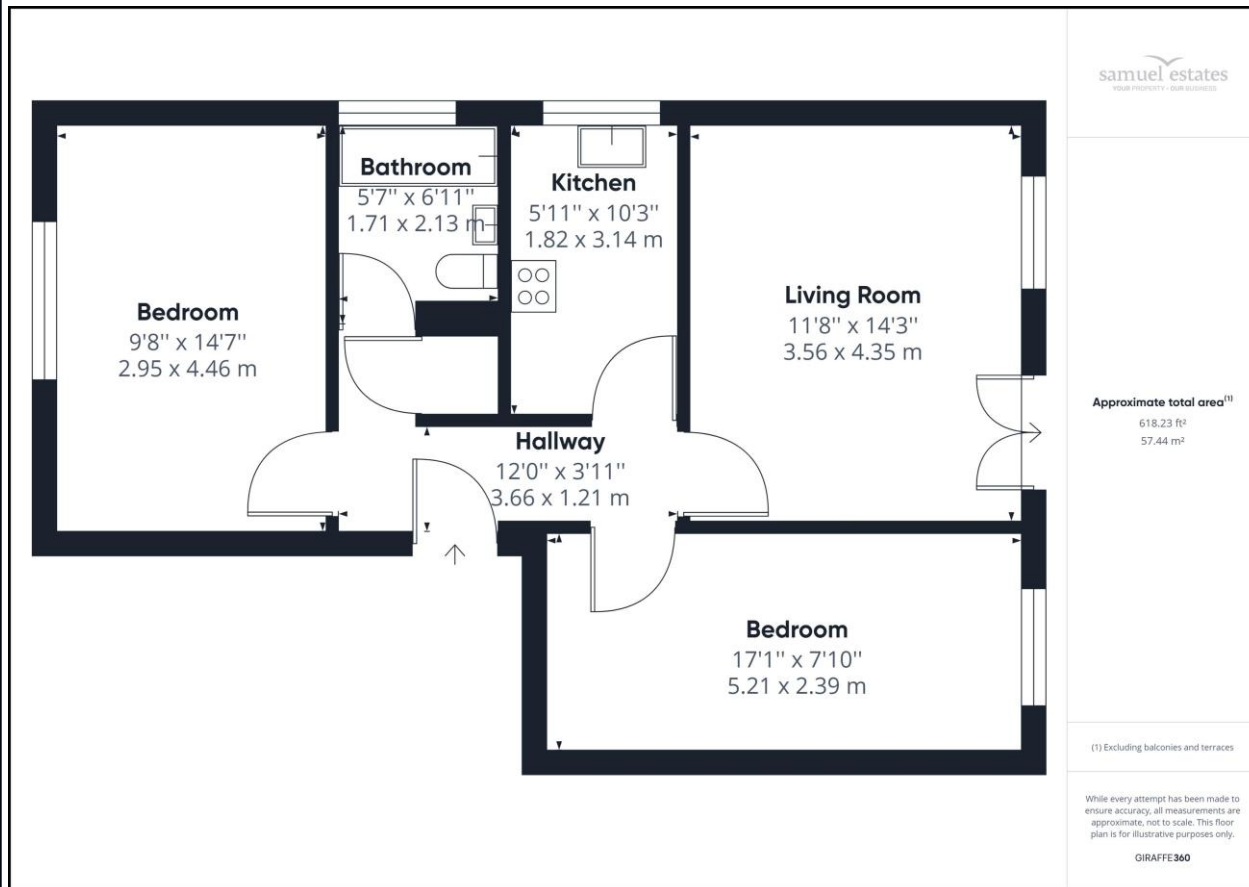
Mobile Signal
Good Coverage



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	82	82
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

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London, SW12 9EY
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