

FOR SALE



Central Hill, Crystal Palace, SE19

Offers In Excess Of £300,000 Share of Freehold

 **1**

 **1**


samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

A beautifully presented and spacious one double bedroom ground floor flat, ideally located just moments from Crystal Palace Triangle, renowned for its vibrant selection of restaurants, pubs, bars and independent shops.

Internally, the flat comprises a bright and generously sized living room, a separate kitchen, a well-proportioned double bedroom and a modern three-piece bathroom with shower over bath.

The property is within easy walking distance of both Gipsy Hill and Crystal Palace stations, offering excellent transport links into central London. Set within a well-maintained private block, the property further benefits from access to a gated communal garden with BBQ area, allocated parking, and a bike storage unit. Additional features include double glazed windows throughout, gas central heating, and hardwood flooring in every room.

This property would make an ideal first-time purchase or investment opportunity.



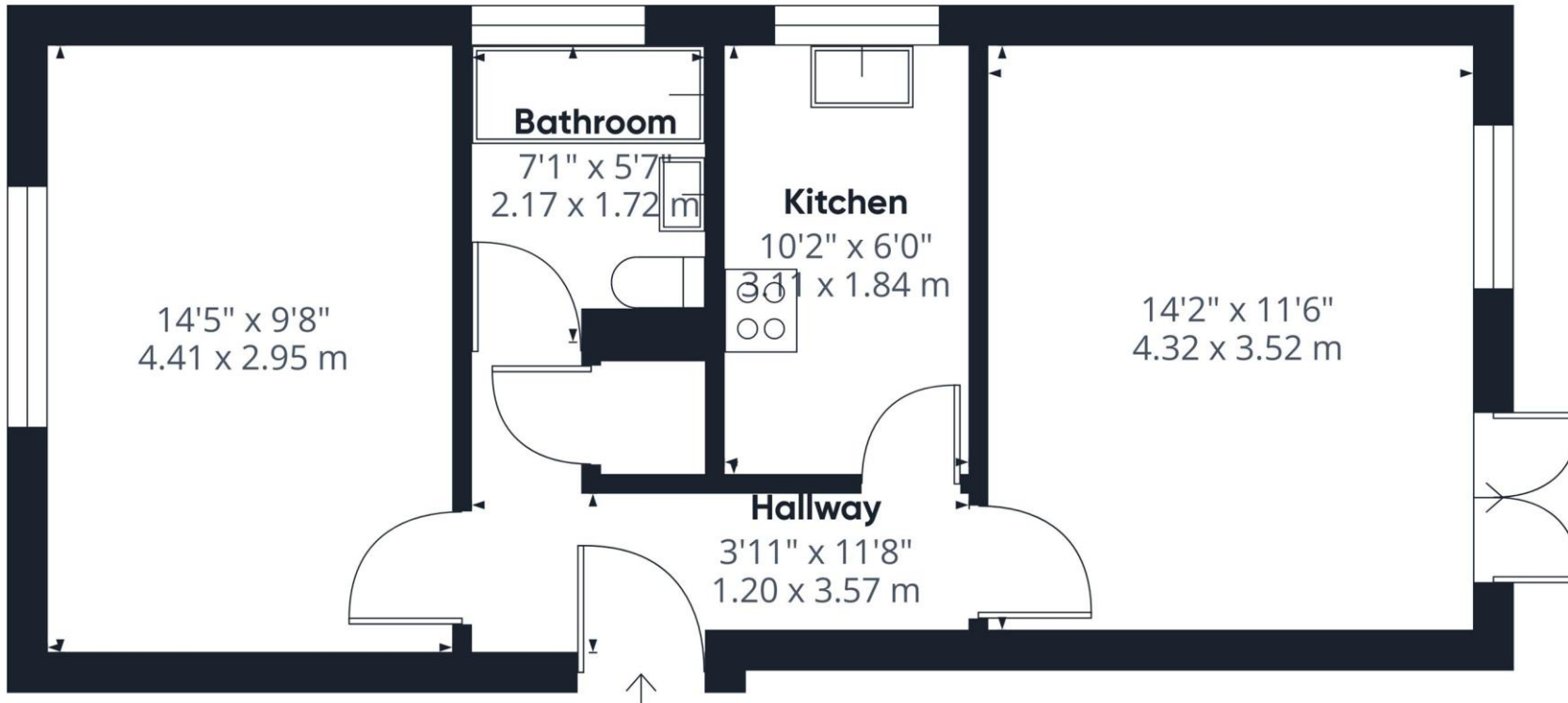
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	75	77
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.







Approximate total area⁽¹⁾

471.78 ft²
43.83 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Material Information

Tenure – Share of Freehold

Length Of Lease – 999

Service Charge – £1,620

Council Tax Band – B

Local Authority – Croydon Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Ultrafast



Mobile Signal
Good Coverage

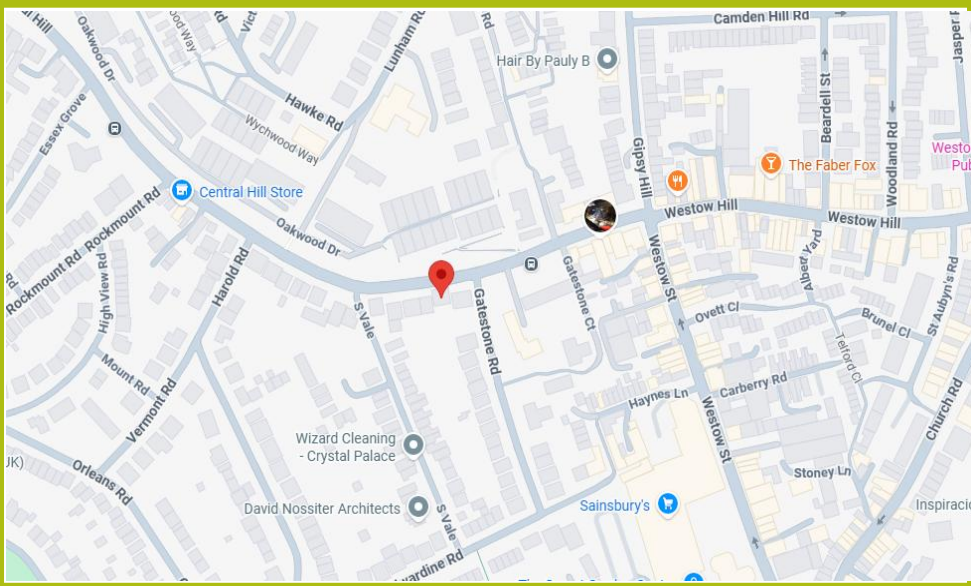


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



Proposed Development in Immediate Locality?
None



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
☎ 0208 679 9889

