

TO LET



Rooks Court, Crystal Palace, SE19

£1,500.00 PCM

1

1

samuel estates
YOUR PROPERTY • OUR BUSINESS

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

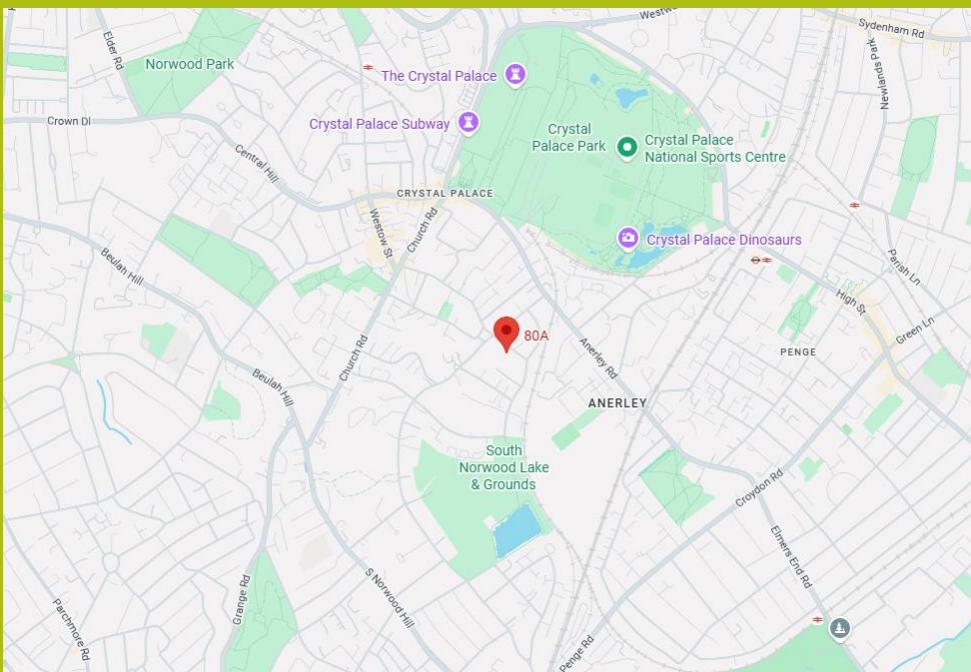
Date Available – 01/11/2026

Holding deposit amount – £346

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

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 /Mains



Broadband
Cable



Mobile Signal
Good Coverage

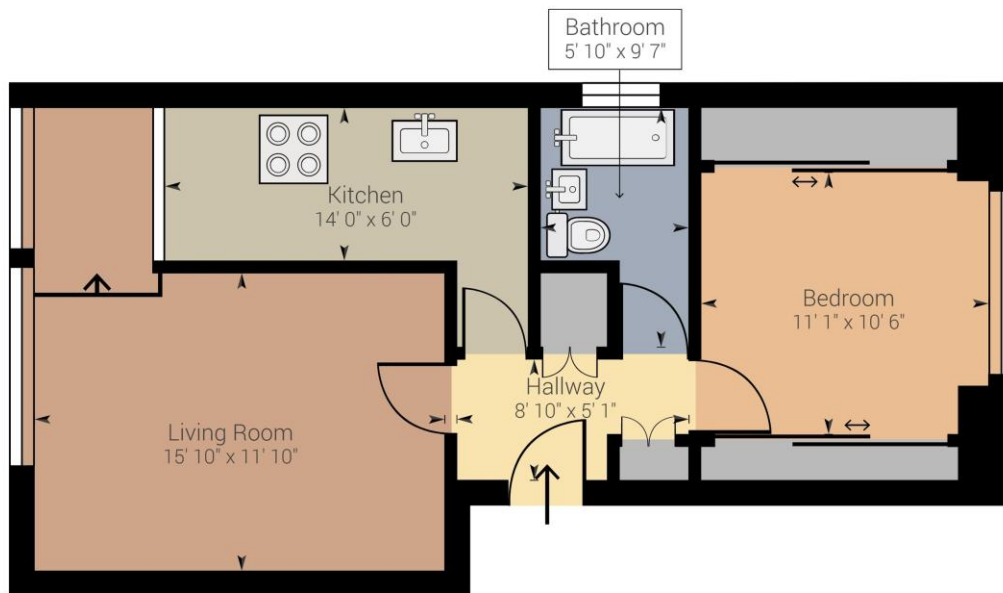


Flood Risk

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



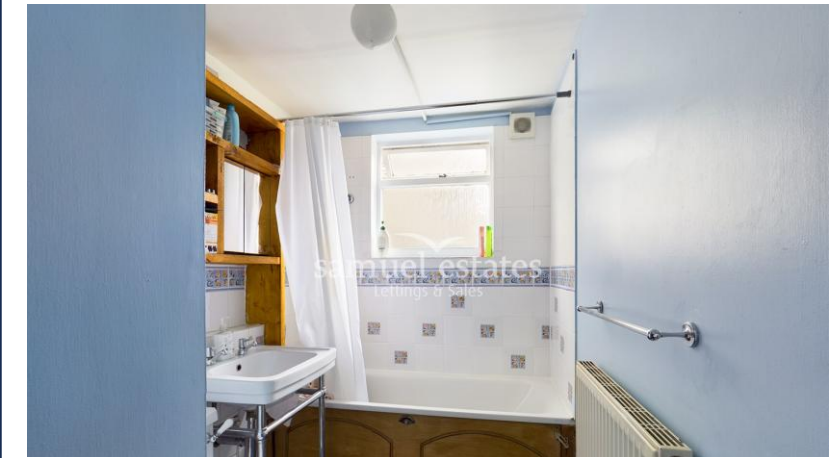
**Proposed Development
in Immediate Locality?**
None



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.

Powered by Giraffe360



Energy Efficiency Rating

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

71 76

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



samuelestates.com