

TO LET



Emmanuel House, South Croxted Road, London, SE21

£2,200.00 PCM

 **2**

 **1**

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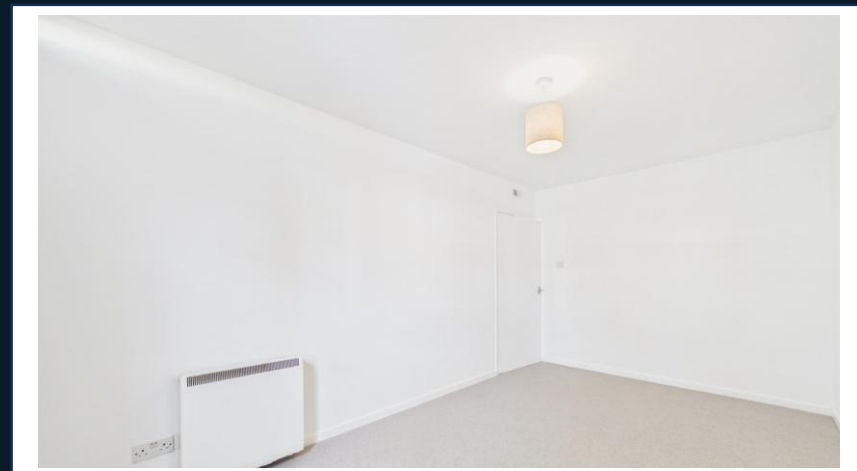
Property Description

A well-presented two-bedroom first-floor flat situated in Emmanuel House on South Croxted Road, SE21. This spacious home features a bright and airy open-plan kitchen and reception area, enhanced by large floor-to-ceiling bi-fold doors that flood the space with natural light and open onto a generously sized private terrace. The property also includes a modern three-piece bathroom with a shower over the bath, two well-proportioned bedrooms, and a separate walk-in wardrobe.

Ideally located, the flat is approximately a 15-20 minute walk from both West Dulwich and Sydenham Hill stations, offering excellent transport connections via Southeastern services. The area is also well-served by highly regarded schools within the catchment, including Elm Wood Primary School, Kingsdale Foundation School, and Dulwich Prep & Primary

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

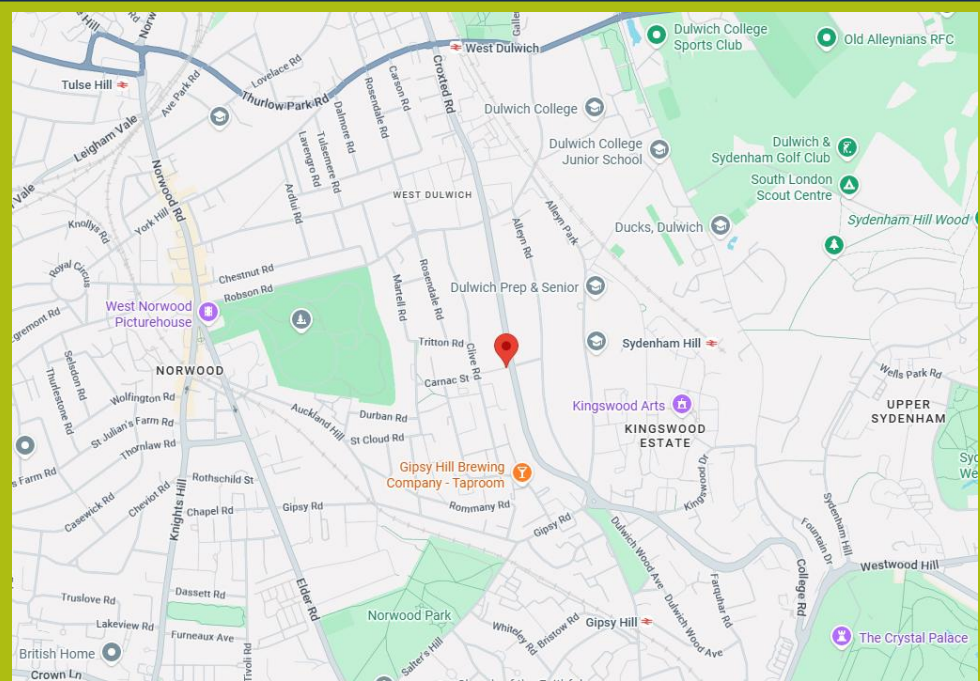
Date Available – 16/05/2026

Holding deposit amount – £507

Security Deposit amount (Five weeks rent) – £2,538.00

Council Tax Band – C

Local Authority – Lambeth Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

Free Street Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

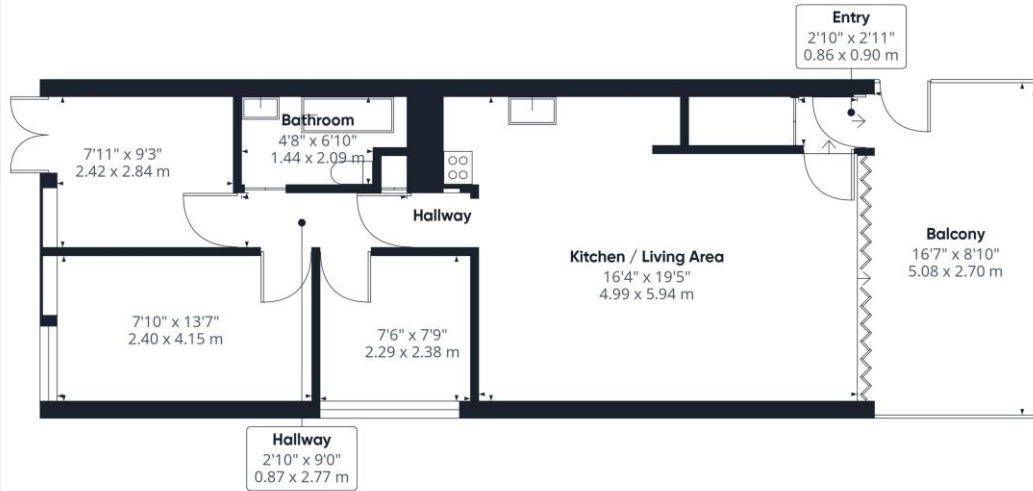
Has the property been flooded in the past five years: NO

Level of Risk: None



Proposed Development in Immediate Locality?

None



Approximate total area⁽¹⁾

658 ft²
61 m²

Balconies and terraces

147 ft²
13.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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		
	72	82

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

