

rodgers
estate agents



Compton Court
Victoria Crescent, London, SE19 1AF



£1,600 pcm

Within walking distance of Crystal Palace train station, a spacious fourth floor, purpose built apartment with extensive views of the surrounding area and situated in a convenient and sought after location, close to local shops, bars, restaurants and transport links, including the popular Crystal Palace Triangle. Gipsy Hill rail station is easily accessible, affording excellent links to the West End and City. Crystal Palace National Sports Stadium is also nearby, offering numerous leisure facilities, as is Crystal Palace Park with its open spaces. Frequent buses from Gipsy Hill and Church Road (A212) offer links to Croydon and London. Comprising hall, lounge, kitchen, two bedrooms and bathroom. Entry phone system, gas central heating and double glazing. AVAILABLE NOW, UNFURNISHED.

Hallway

Intercom.

Lounge

13' 9" x 11' 2" (4.2m x 3.4m)
Double glazed window enjoying a wooded aspect. Carpet and radiator.

Kitchen

8' 4" x 5' 6" (2.5m x 1.7m) Partly tiled with fitted wall and base units having with curved edge work surfaces. Inset single bowl single drainer sink unit with mixer taps. Inbuilt oven and hob. Washing machine. Fridge/freezer. Radiator. Cupboard housing gas boiler. Double glazed window.

Bedroom One

11' 11" x 11' 10" (3.6m x 3.6m)
Double glazed window enjoying a wooded aspect. Carpet and radiator.

Bedroom Two

11' 10" x 7' 11" (3.6m x 2.4m)
Double glazed window. Carpet and radiator.

Bathroom

8' 4" x 4' 6" (2.5m x 1.4m) Fully tiled with a white suite comprising panelled bath with shower over, wash hand basin with mixer taps and storage cupboards under and a low flush WC. Ladder style radiator. Double glazed window.

Communal Garden

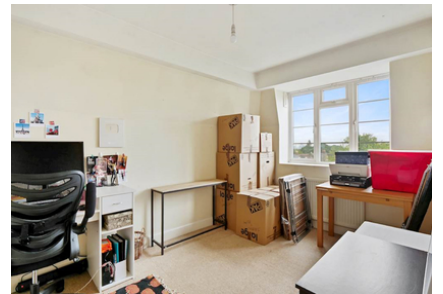
The property benefits from the use of a communal garden.

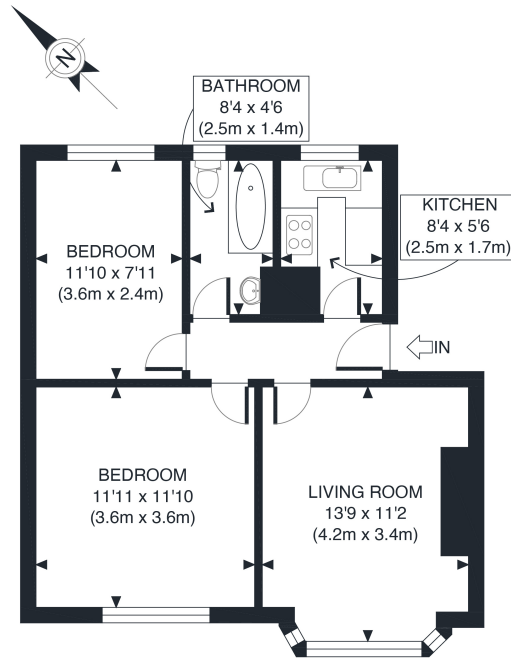
Parking

Street parking.

Council Tax

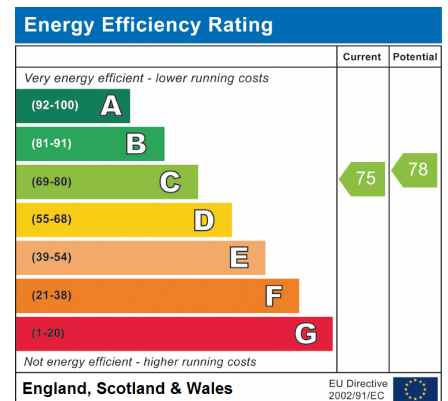
The property is council tax band B, Lambeth council.





FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 523 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 523 SQ FT / 49 SQM	Victoria Crescent
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 14/07/23
	photoplan



Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these 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.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU

5 Park Lane
Harefield
Middlesex
UB9 6BJ

csp@roddersestates.com

harefield@roddersestates.com