

TO LET



Portland Road, South Norwood, SE25

£1,300.00 PCM

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Property Description

A good sized one-bedroom ground floor flat located within this gated development on Portland Road, SE25.

The property comprises of a large open-plan kitchen / living Room with plenty of space for dining, a good sized double bedroom and a three piece family bathroom with shower over bath.

The property benefits from having private outdoor area, its own entrance and is located a short walk to Norwood Junction Overground (Southern & Thameslink). Just a short walk away, you are provided with excellent transport links. Plenty of amazing bars, cafes, restaurants and shops are all on your door step.



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

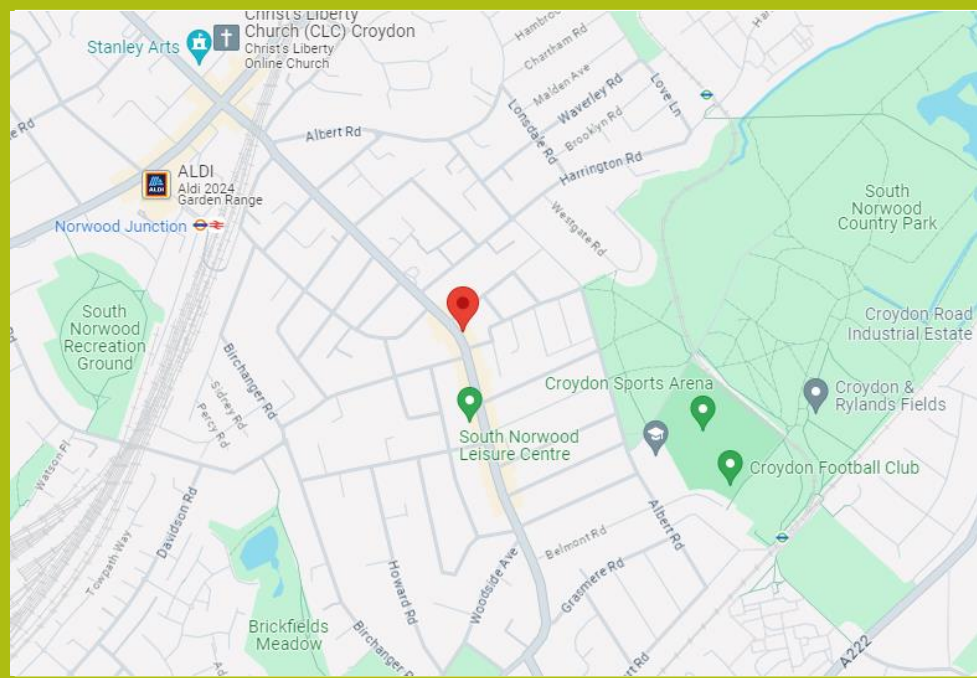
Date Available – 04/05/2024

Holding deposit amount – £300

Security Deposit amount (Five weeks rent) – £1,500.00

Council Tax Band – B

Local Authority – Croydon Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
No Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas - Mains



Broadband
Cable



Mobile Signal
Good Coverage

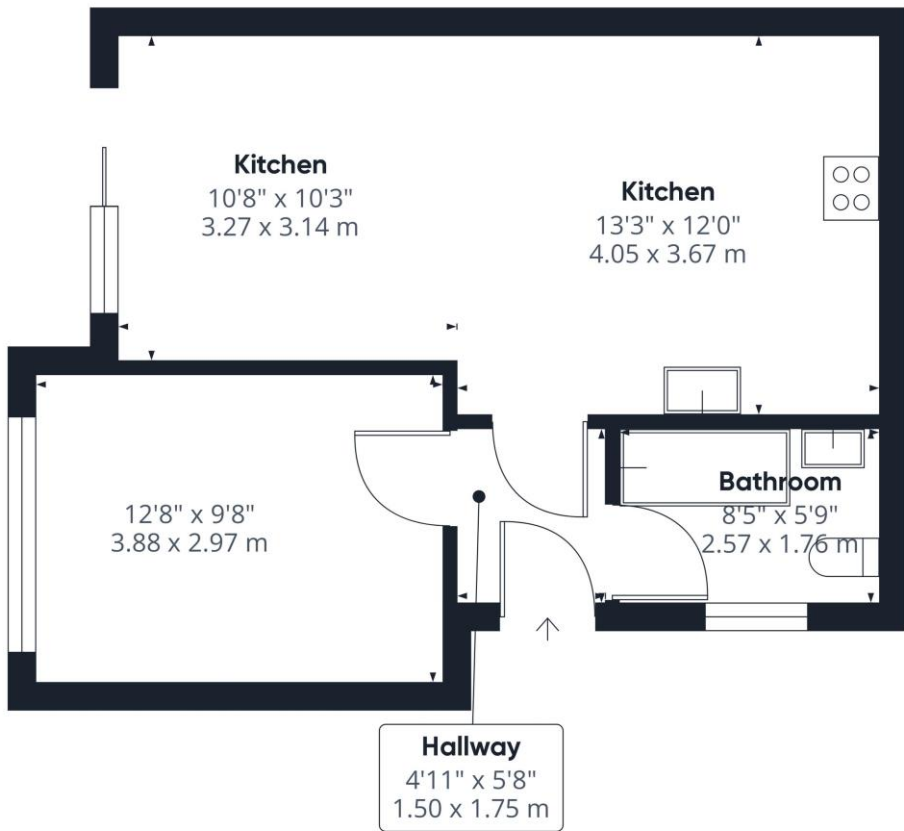


Flood Risk

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



Proposed Development in Immediate Locality?
None



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Approximate total area¹⁾
487.57 ft²
45.3 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	78	78
55-68 D		
39-54 E		

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45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
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432/434 Streatham High Road
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