

**TO LET**



**Albert Road, South Norwood, SE25**

**£1,350.00 PCM**

 **1**

 **1**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

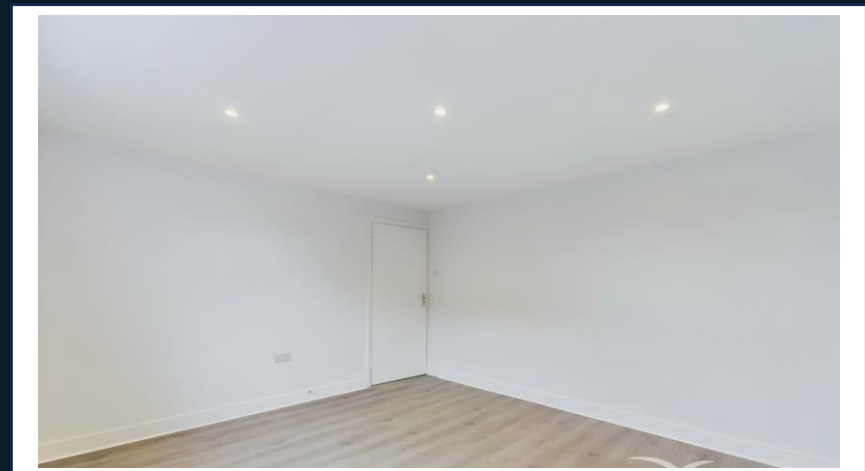
## Property Description

A beautifully renovated one-bedroom ground floor flat situated on the quiet and highly residential Albert Road in South Norwood, SE25. The property features a bright and spacious reception room, a generously sized double bedroom, a modern shower room, and a fully integrated, brand-new kitchen.

Additional benefits include double glazed windows throughout, gas central heating, and a private courtyard with outdoor storage. The flat is conveniently located within a short walk to Norwood Junction (Southern & Thameslink) and the tram line. There are numerous shops, restaurants, and pubs in close proximity.

## 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

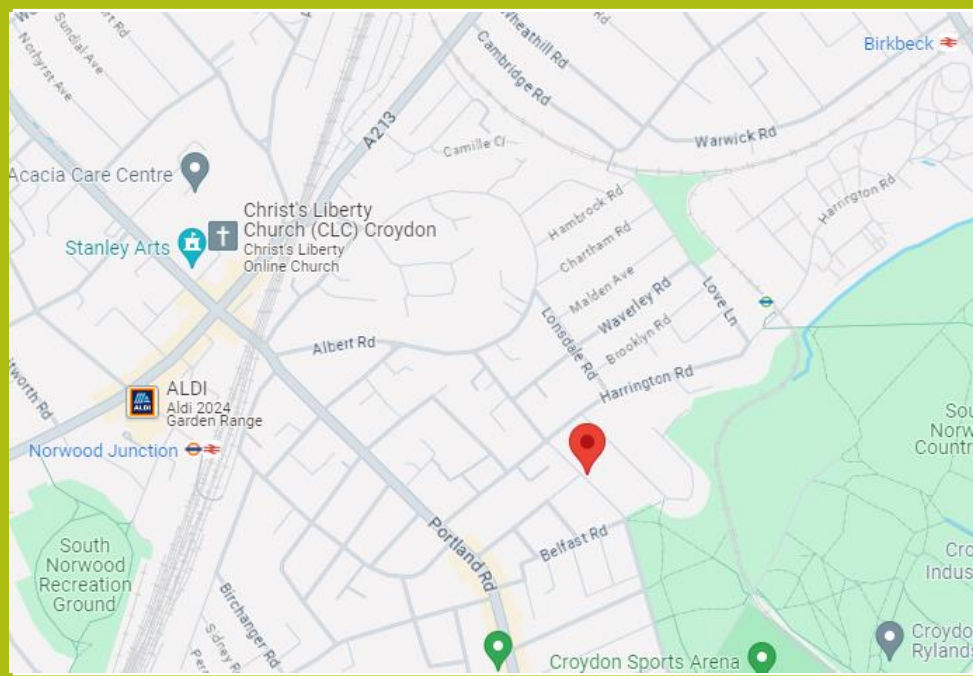
**Date Available – 18/01/2024**

**Holding deposit amount – £311**

**Security Deposit amount (Five weeks rent) – £1,557.00**

**Council Tax Band – B**

**Local Authority – Croydon Council**



**Property Type**  
Flat (Ground Floor)



**Construction Type**  
Brick



**Parking**  
Free Street Parking



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas - Mains



**Broadband**  
Cable



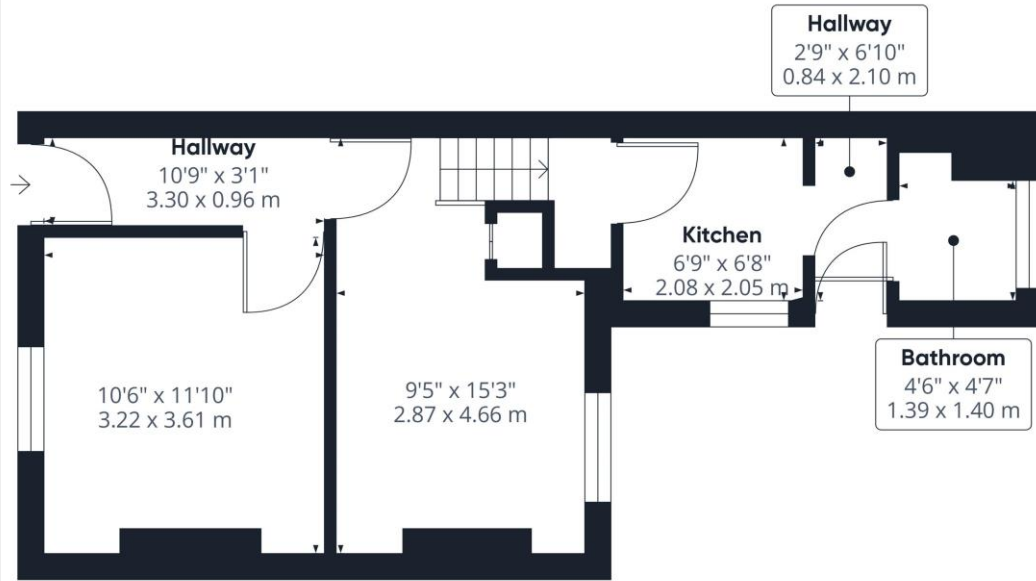
**Mobile Signal**  
Good Coverage



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



**Proposed Development in Immediate Locality?**  
None



Approximate total area\*  
392.21 ft<sup>2</sup>  
36.44 m<sup>2</sup>

(\*) 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



**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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	42 E	
21-38	F		
1-20	G		

