

TO LET



Dagnall Park, Selhurst, SE25

£1,750.00 PCM

 **3**

 **1**


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Property Description

This charming three bedroom property, spread across three floors, is now available for rent. It features a modern separate kitchen, perfect for culinary enthusiasts, and a spacious living room ideal for relaxation and entertaining. This home offers ample living space and comfort, making it a perfect choice for families or professionals.

The area features a variety of shops, cafes, and restaurants, along with the scenic South Norwood Lake and Grounds. Transport is convenient with multiple bus routes and Norwood Junction Station nearby, providing fast access to Central London. The area also boasts good schools and healthcare facilities, making it ideal for families and professionals alike.



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

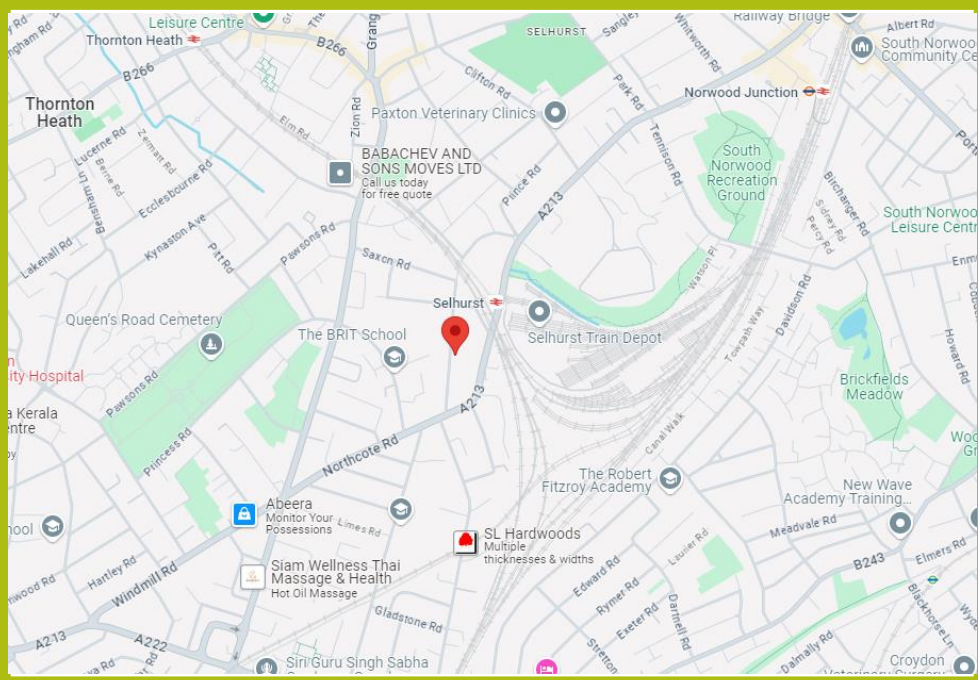
Date Available – 13/07/2024

Holding deposit amount – £403

Security Deposit amount (Five weeks rent) – £2,019.23

Council Tax Band – C

Local Authority – Croydon Council



Property Type

Maisonette (First 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



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	74	81
55-68 D		
39-54 E		

Balham
45 Bedford Hill,
London, SW12 9EY
📞 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
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