

**TO LET**



**Station Road, South Norwood, SE25**

**£1,650.00 PCM**

 **2**

 **1**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

## Property Description

A stunning and beautifully presented two double bedrooms flat located on Station Road, just moments walk to Norwood Junction Station. The property comprises of good-sized living room, two spacious bedrooms with large windows that allow in plenty of natural light, a modern and stylish kitchen and a beautiful three-piece bathroom with shower over bath.

The property is located just off Shelhurst Road which offers plenty of shops, restaurants, and bars. Norwood Junction and many bus stops are just on your doorstep allowing for excellent transport links. The large open spaces of South Norwood Country Park is also close by. Viewings strictly by appointment with Samuel Estates, contact us now to arrange a viewing. This property will go fast!

## 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

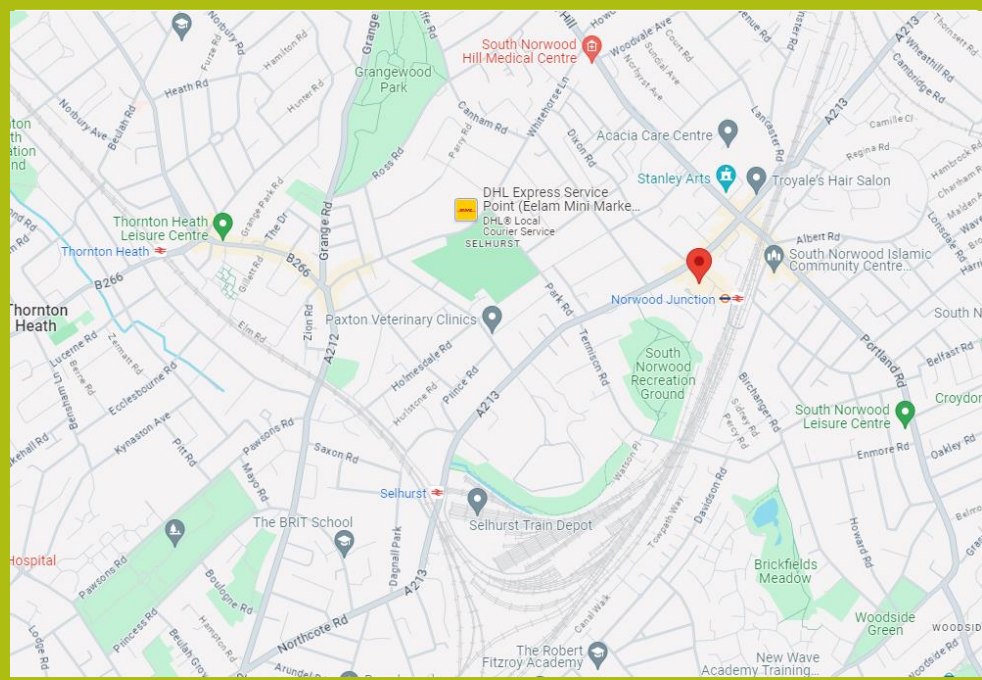
Date Available – 24/08/2024

Holding deposit amount – £380

Security Deposit amount (Five weeks rent) – £1,903.00

Council Tax Band – B

Local Authority – Croydon Council



**Property Type**  
Flat (Purpose Build)



**Construction Type**  
Brick



**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

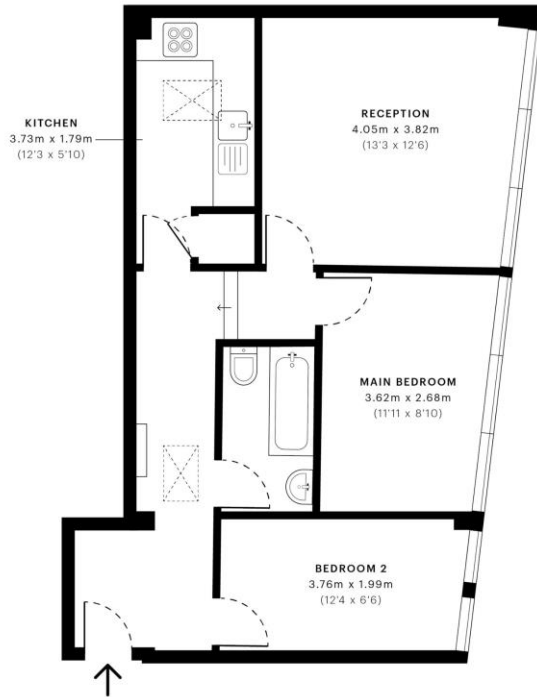


Station Road, SE25

CAPTURE DATE 21/07/2022 LASER SCAN POINTS 69,877,501

GROSS INTERNAL AREA

53.92 sqm / 580.39 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
53.92 sqm / 580.39 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes walkways, restricted head height  
50.87 sqm / 547.56 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

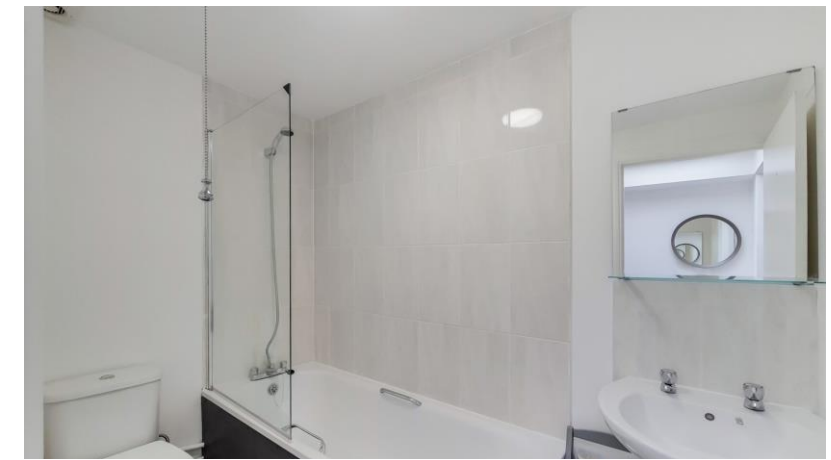
RESTRICTED HEAD HEIGHT  
Limited use area under 1.8m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 54.73 sqm / 593.11 sqft  
IPMS 3C RESIDENTIAL 51.76 sqm / 557.14 sqft

spec id: 62481758b78f560dc676f09



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		79
55-68 <b>D</b>	67	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

**Colliers Wood & Wimbledon**  
30 Watermill Way,  
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**Streatham**  
432/434 Streatham High Road  
London, SW16 3PX  
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