

TO LET



Belmont Road, South Norwood, SE25

£2,100.00 PCM

 **3**

 **1**


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Property Description

Set on the picturesque Belmont Road, this refurbished 3-bedroom end-terrace house offers the perfect fusion of Victorian elegance and modern convenience. From its classic architectural details to its updated interior, this home is designed to provide both comfort and style.

The ground floor boasts a bright and welcoming reception room, ideal for relaxation or entertaining guests, as well as a spacious dining room that opens directly onto a large, beautifully maintained rear garden, perfect for outdoor dining and summer gatherings. The kitchen, fully equipped with brand-new, high-quality appliances, and a convenient WC/utility room.

On the first floor, you'll find three well-proportioned bedrooms, each with ample natural light and character. The contemporary family bathroom has been tastefully designed with modern fixtures, offering both functionality and a sleek aesthetic.

For commuters, the property's location is ideal, with excellent transport links just moments away. Local bus routes and tram services are easily accessible, while Norwood Junction Station provides swift connections to London Bridge and Victoria, making the daily commute into central London seamless.

With its combination of charm, modern amenities, and prime location, this property is the perfect family home.

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

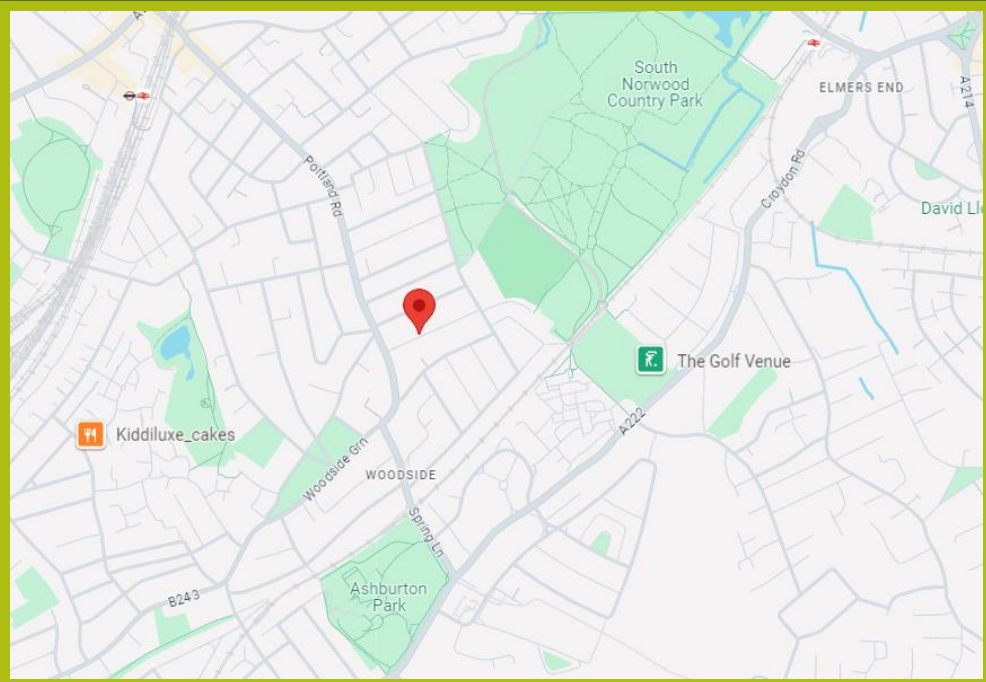
Date Available – 22/10/2024

Holding deposit amount – £484

Security Deposit amount (Five weeks rent) – £2,423.00

Council Tax Band – C

Local Authority – Croydon Council



Property Type

House (End of Terrace)



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

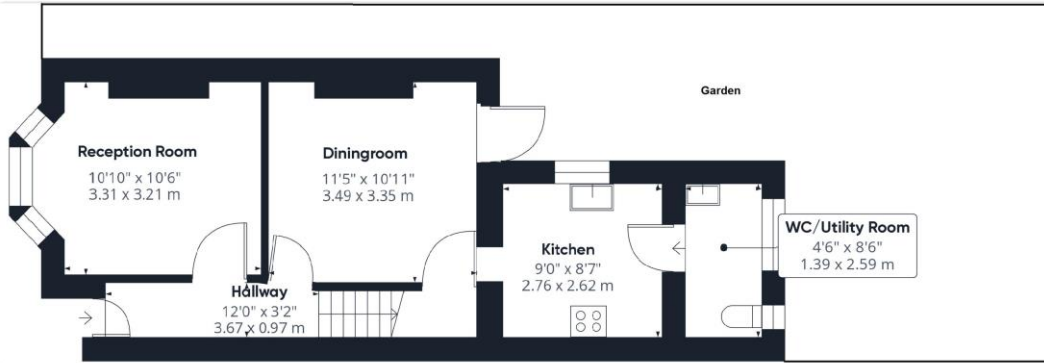
Has the property been flooded in the past five years: NO

Level of Risk: None



Proposed Development in Immediate Locality?

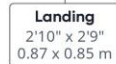
None



Ground Floor



Floor 1



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Approximate total area¹⁾
788.24 ft²
73.23 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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		85
69-80 C		
55-68 D	62	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Colliers Wood & Wimbledon
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