

TO LET



Morland Road, Croydon, CR0

£1,000.00 PCM

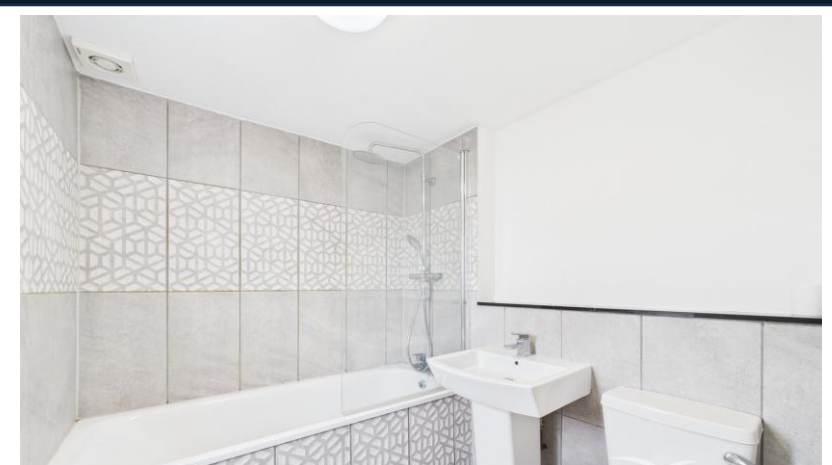
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Property Description

A modern top floor studio flat located on Morland Road, Croydon, CR0. The property comprises of an open-plan kitchen/ studio living with a stylish three piece bathroom with a shower over bath. The property benefits from double glazed windows throughout.

Blackhorse lane tram stop is located a short walk away, along with excellent bus routes providing you with good transport links.



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

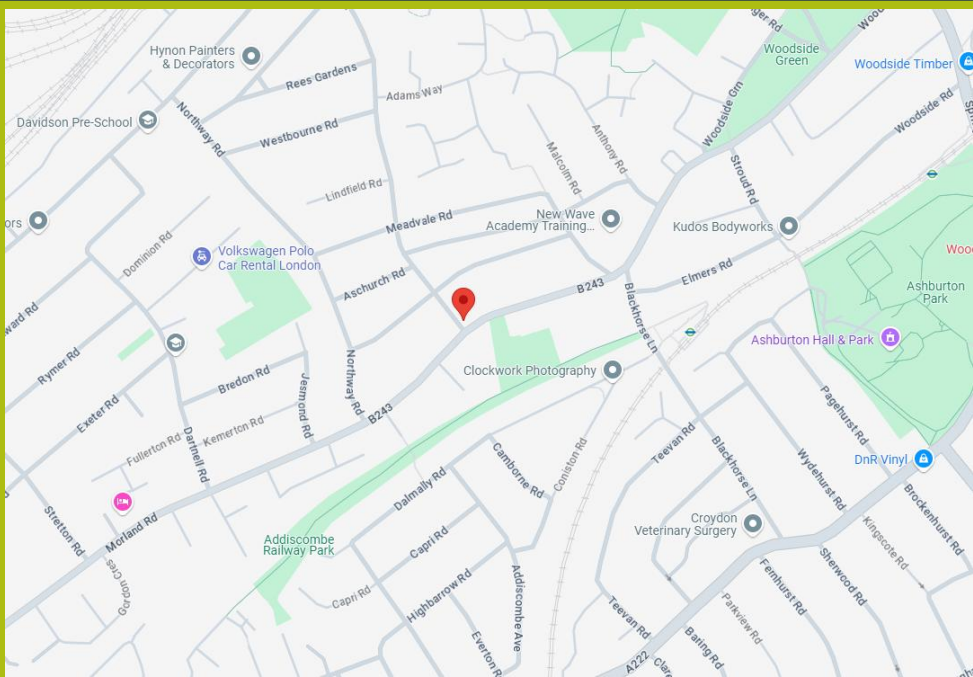
Date Available – 22/03/2025

Holding deposit amount – £230.00

Security Deposit amount (Five weeks rent) – £1,153.00

Council Tax Band – A

Local Authority – Croydon Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Free Street Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Excellent Coverage



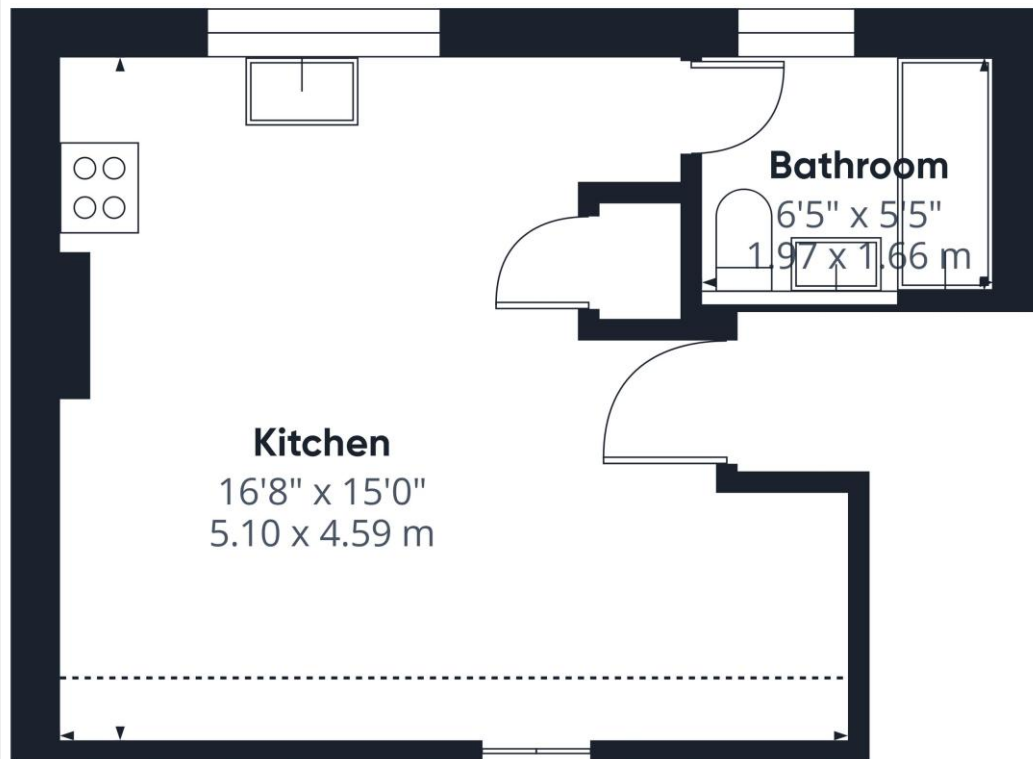
Mobile Signal
Average Coverage



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⁾

260.59 ft²
24.21 m²

Reduced headroom

22.15 ft²
2.06 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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		
69-80 C	72	72
55-68 D		

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