

TO LET



Morland Road, Croydon, CR0

£1,300.00 PCM

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## Property Description

A modern and spacious ground floor flat located on Morland Road, Croydon, CR0. The property comprises of an open-plan kitchen/ living room, a large bedroom and a modern three piece shower room.

The property benefits from off-street parking, double glazed windows throughout and gas central heating.

\*Electric and hot water is included within the rent\*

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** – 14/06/2025

**Holding deposit amount** – £300

**Security Deposit amount (Five weeks rent)** – £1,500.00

**Council Tax Band** – B

**Local Authority** – Croydon Council



**Property Type**

Flat (Ground Floor)



**Construction Type**

Brick



**Parking**

Drive



**Listed Building Status**

None



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Gas / Mains



**Broadband**

Cable



**Mobile Signal**

Good Coverage



**Flood Risk**

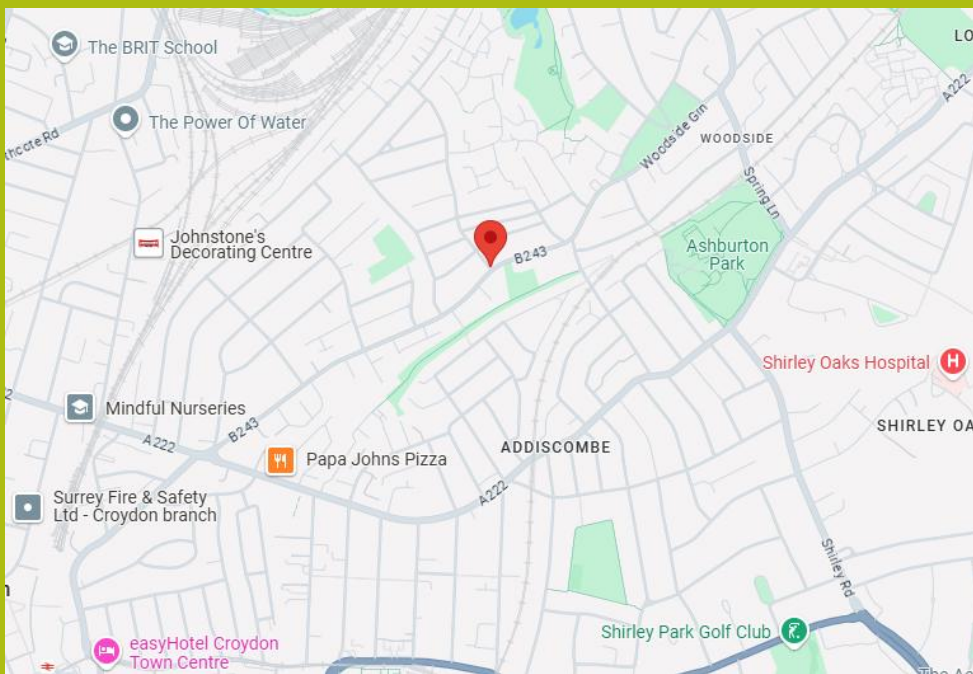
*Has the property been flooded in the past five years: NO*

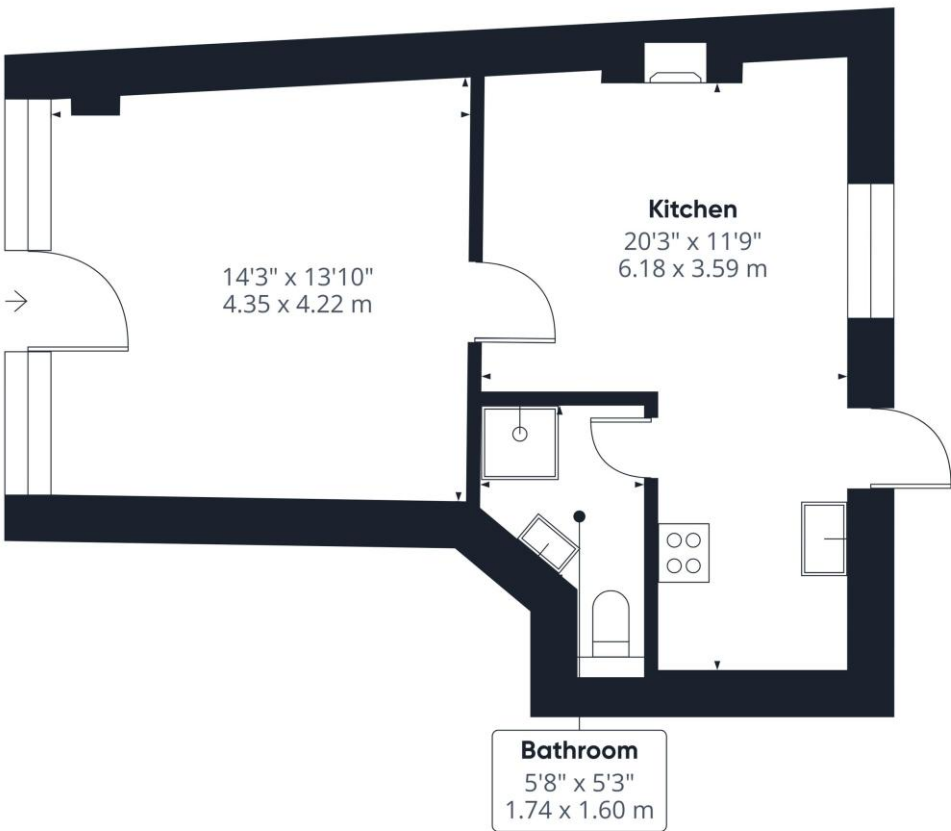
**Level of Risk: None**



**Proposed Development  
in Immediate Locality?**

None





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Approximate total area<sup>®</sup>  
414 ft<sup>2</sup>  
38.5 m<sup>2</sup>

(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 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	69	75
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

**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  
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