

TO LET



Orchid Lodge, Talbot Close, CR4

£1,300.00 PCM



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Property Description

We are delighted to present this charming one-bedroom purpose-built flat located at Orchid Lodge, Mitcham CR4. Situated in a quiet, well established residential area.

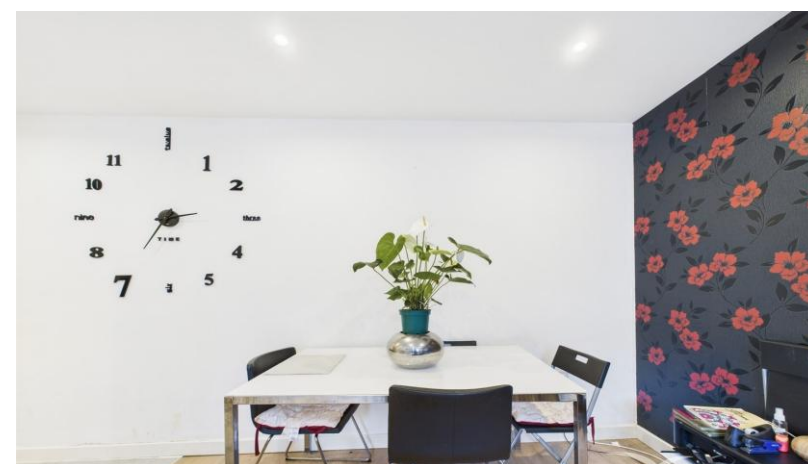
The flat features a bright and spacious living area, with plenty of natural light creating a welcoming space for relaxation and entertainment. A separate, modern kitchen provides all the essentials, making it easy to prepare meals, while the well-proportioned bedroom offers ample space for a double bed and storage, creating a peaceful retreat. The property also boasts a clean, contemporary bathroom, perfect for everyday use and comes with allocated parking space.

Located close to Mitcham Town Centre, residents benefit from excellent transport links, including nearby bus routes and Mitcham Junction Station, offering direct access to central London and beyond. With a range of local amenities including shops, parks, and schools within easy reach, the flat is ideal for those seeking a modern home in a prime location.

Orchid Lodge is a well-maintained development, offering a secure and peaceful living environment. This is an excellent opportunity for those looking to invest or settle in a highly accessible area.

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

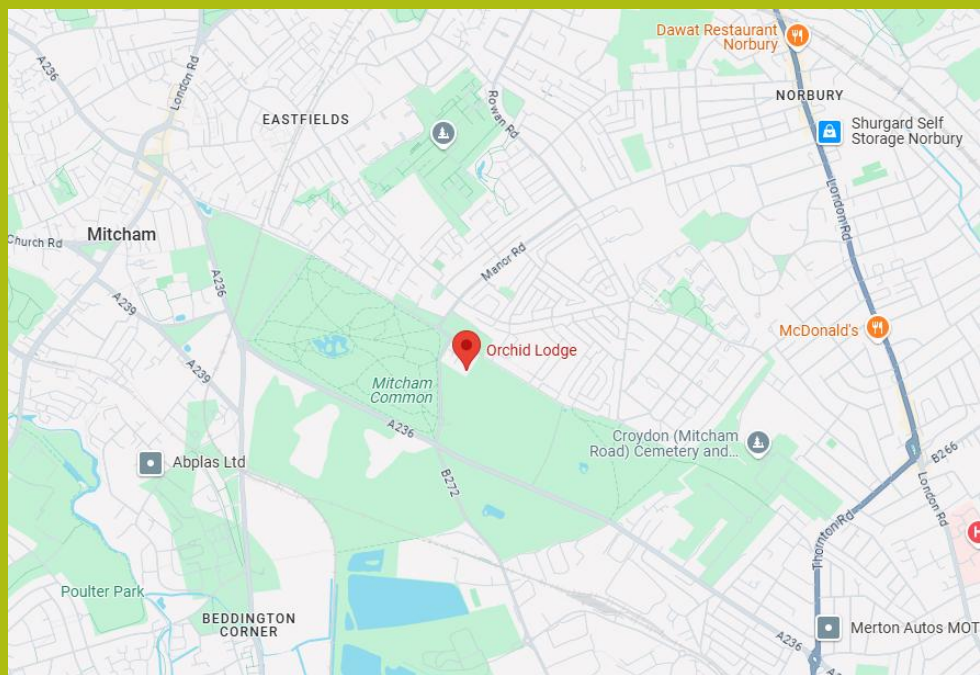
Date Available – 23/07/2025

Holding deposit amount – £300

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

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Cable



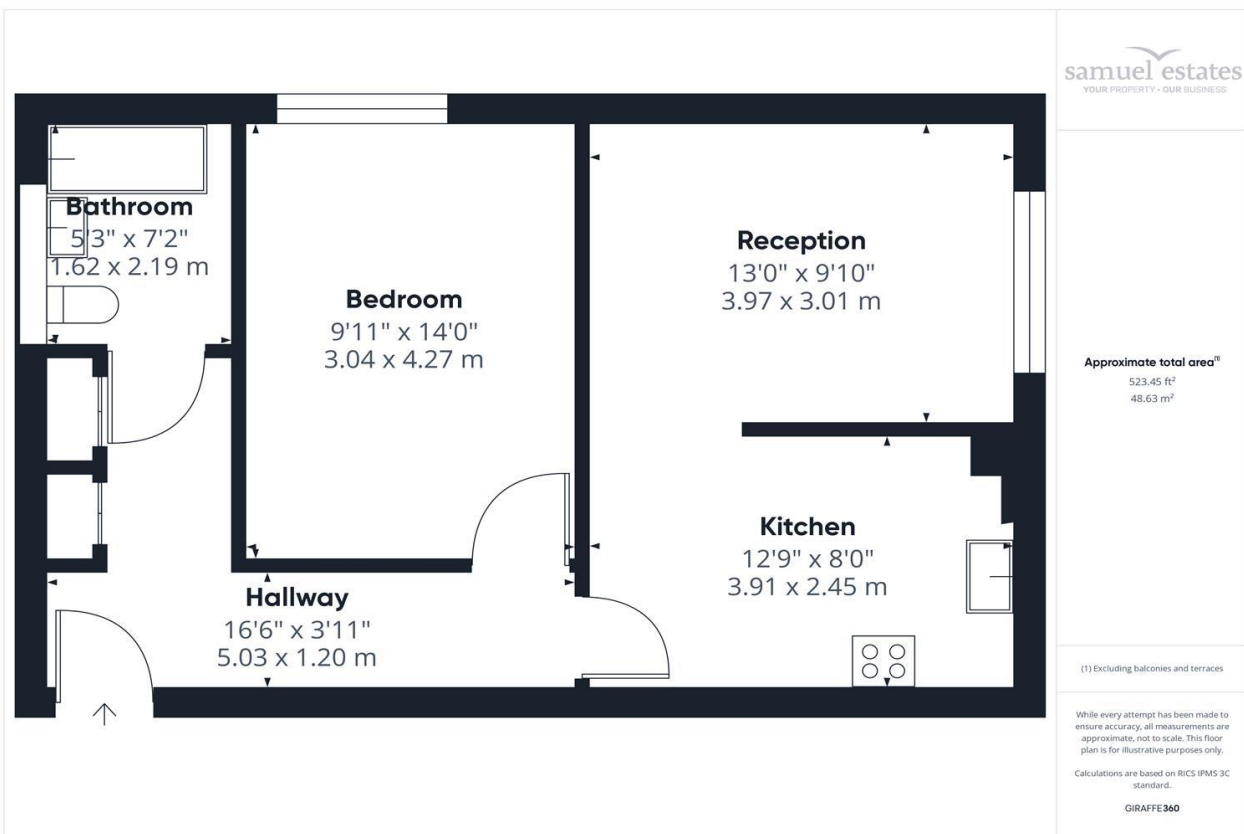
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: **NO**
Level of Risk: None



Proposed Development in Immediate Locality?
None



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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45 Bedford Hill,
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Colliers Wood & Wimbledon
30 Watermill Way,
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