

TO LET



Saxon Road, Croydon, SE25

£1,650.00 PCM

2

1

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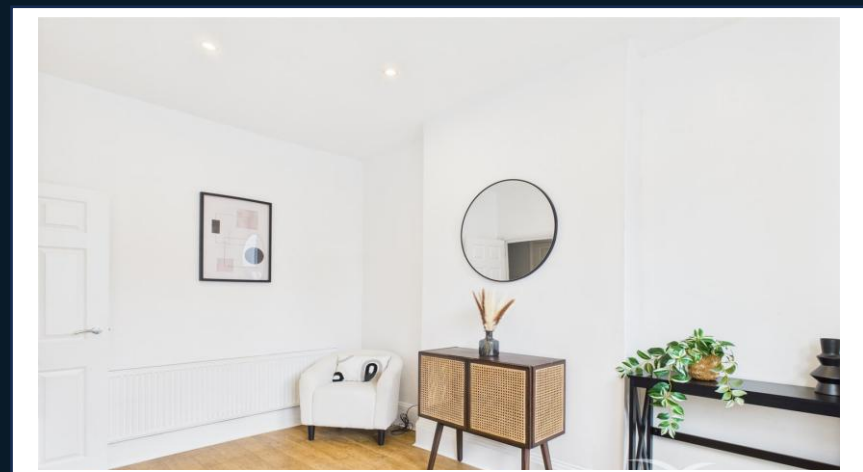
Property Description

We are delighted to present this superb two-bedroom ground floor maisonette which boasts a stylish and contemporary design, making it the perfect home for those seeking a modern and comfortable lifestyle. The property comprises two spacious bedrooms, a well-appointed bathroom, and a bright and airy reception room, providing ample space for relaxation and entertainment. The property also benefits from a stunning south-facing garden, perfect for enjoying the sunshine and entertaining guests.

Conveniently located, the property is within close proximity to essential local amenities, including shops, restaurants, and schools. For commuters, Selhurst Station offers quick and easy connections to London Victoria and London Bridge.

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

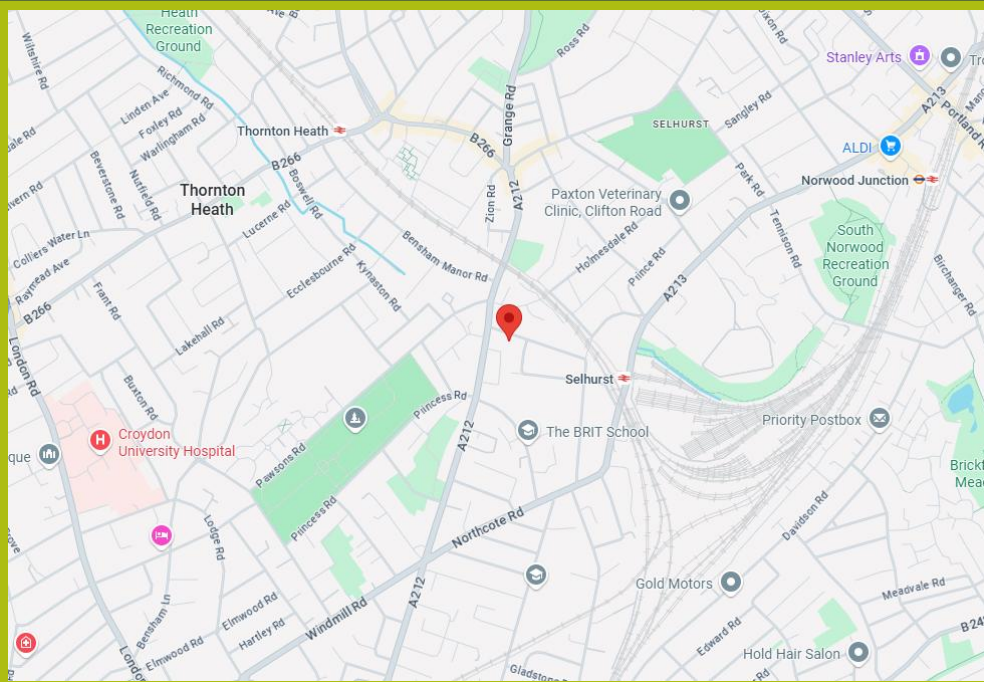
Date Available – 06/09/2025

Holding deposit amount – £380

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

Council Tax Band – C

Local Authority – Croydon Council



Property Type

Maisonette (Ground Floor)



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

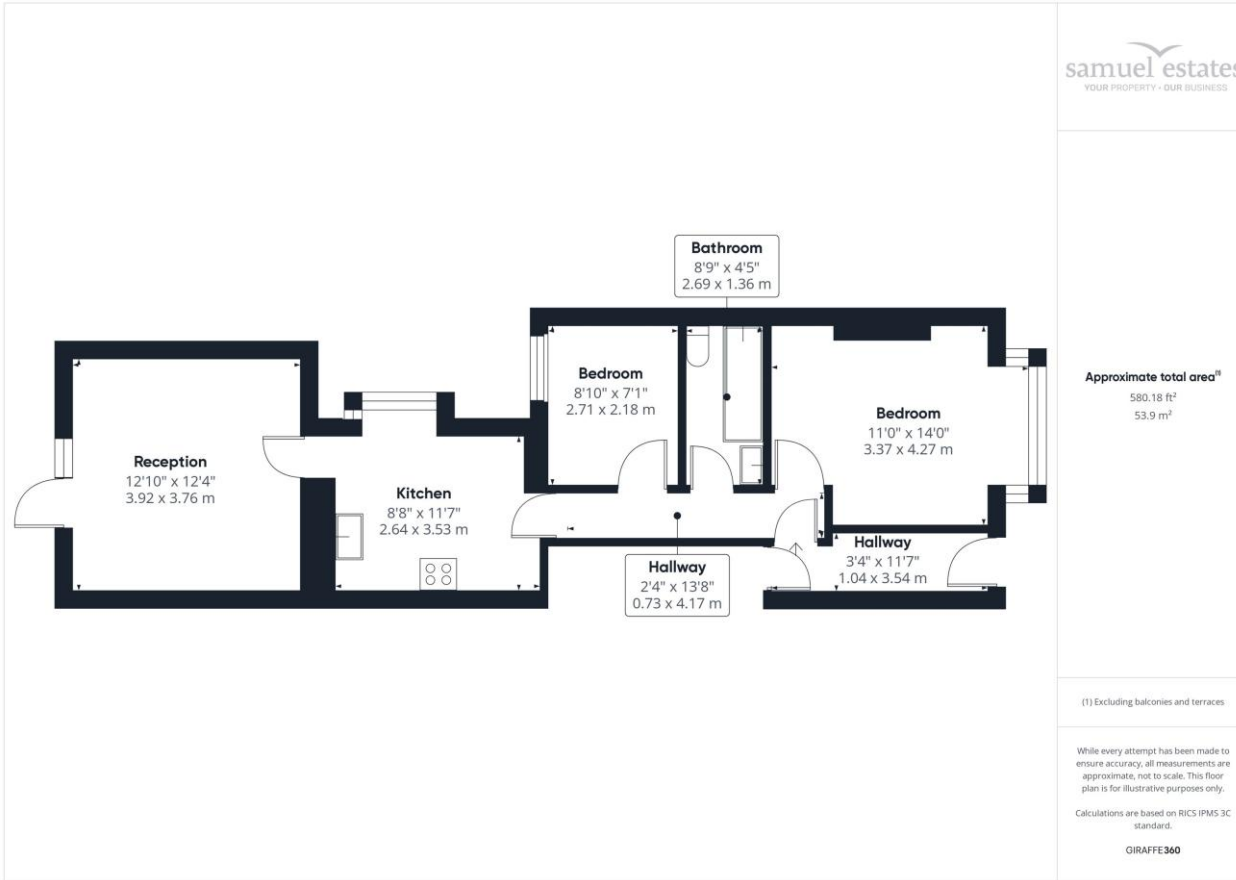
Has the property been flooded in the past five years: NO

Level of Risk: None



Proposed Development in Immediate Locality?

None



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	68	75
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

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
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