

TO LET



Avenue Road, South Norwood, SE25

£1,650.00 PCM

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**samuel estates**  
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## Property Description

This stylish, purpose-built 2-bedroom flat is situated on the first floor of a well-maintained development. Designed for modern living, the property is filled with natural light thanks to its full-length windows, which offer pleasant views over the landscaped communal lawns at the front.

Just moments away lies the picturesque South Norwood Lake, a tranquil and scenic spot ideal for walking, jogging, or simply unwinding in nature.

Transport links are excellent, with Norwood Junction Overground Station providing frequent and direct services into Central London. The area is also well served by local bus routes and the nearby Harrington Road Tramlink, ensuring easy access across the city.

With its appealing location, thoughtful features, and competitive pricing, early viewing is strongly advised.

## 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

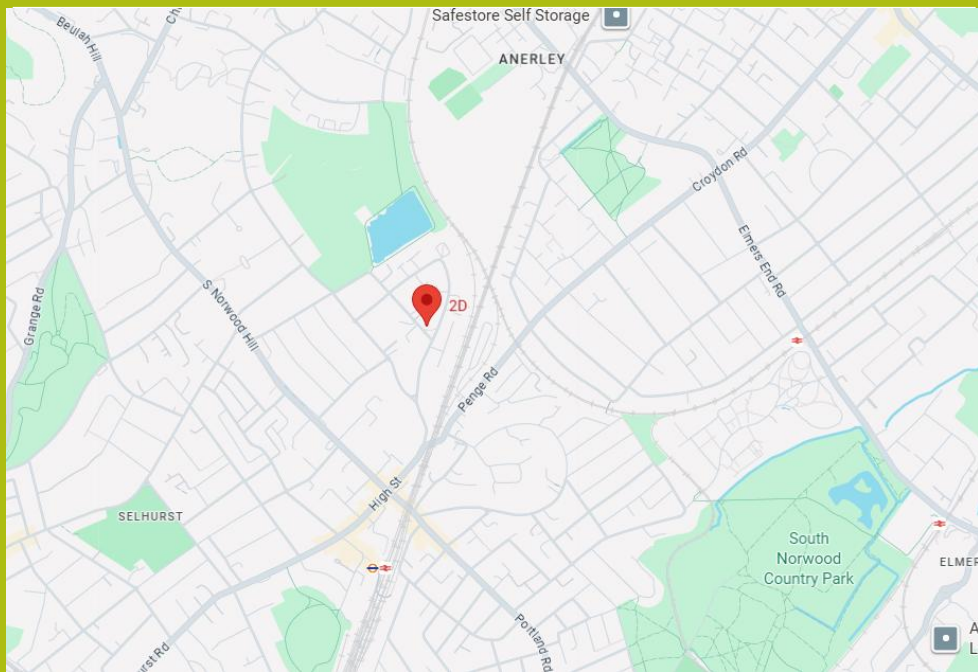
**Date Available** – 01/10/2025

**Holding deposit amount** – £380

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

**Council Tax Band** – C

**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**  
Gas / Mains



**Broadband**  
Cable



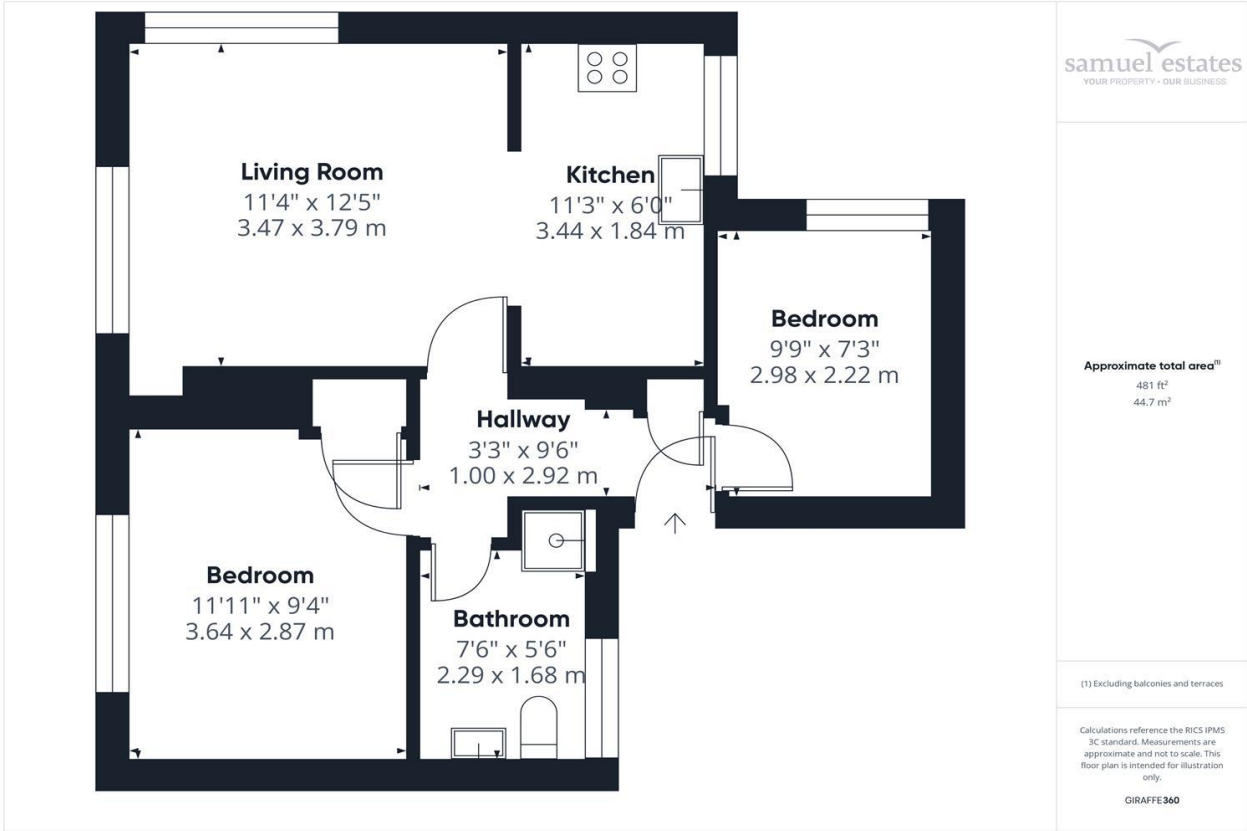
**Mobile Signal**  
Good Coverage



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



**Proposed Development in Immediate Locality?**  
None



### 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>                              |         |           |
| 55-68 <b>D</b>                              | 65      | 65        |
| 39-54 <b>E</b>                              |         |           |
| 21-38 <b>F</b>                              |         |           |
| 1-20 <b>G</b>                               |         |           |

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