

TO LET



Pollards Hill North, Norbury, SW16

£2,500.00 PCM

 3  
 1

  
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## Property Description

A spacious and beautifully presented three-bedroom terraced home, ideally situated on the highly sought-after Pollards Hill North in Norbury, SW16.

Upon entering, you're welcomed by a generous entrance hall leading into a bright and inviting open-plan reception and dining room. The property also boasts a modern, well-appointed kitchen that opens onto a grand raised podium terrace, perfect for entertaining, with steps leading down to a large private garden.

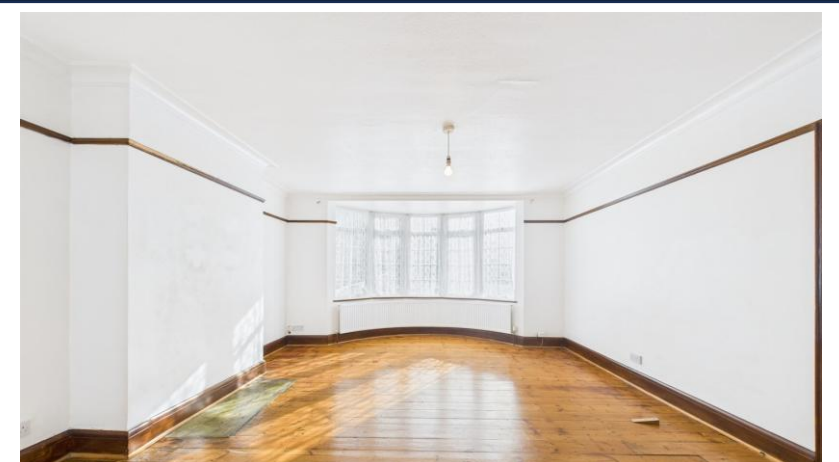
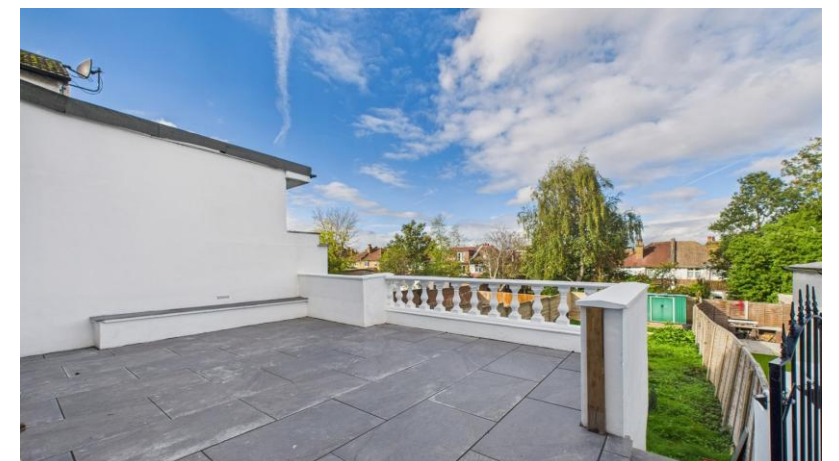
Upstairs, the first floor offers two generous double bedrooms and a smaller double, along with a contemporary three-piece family bathroom, a separate shower room, and an additional WC. Further benefits include a large driveway accommodating up to three cars, double-glazed windows throughout, and gas central heating.

Perfectly positioned just off London Road, the property is within easy reach of a range of popular restaurants, shops, and pubs, as well as the Nuffield Health & Fitness Gym. Norbury Overground Station (Southern) and several bus routes are a short walk away, providing excellent connections across London and into the City. Well-regarded schools including Harris Academy Merton, Norbury High School for Girls, and William Morris Primary are all within half a mile.

This property is ideal for a growing family seeking extra space in a safe, friendly, and well-connected residential 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

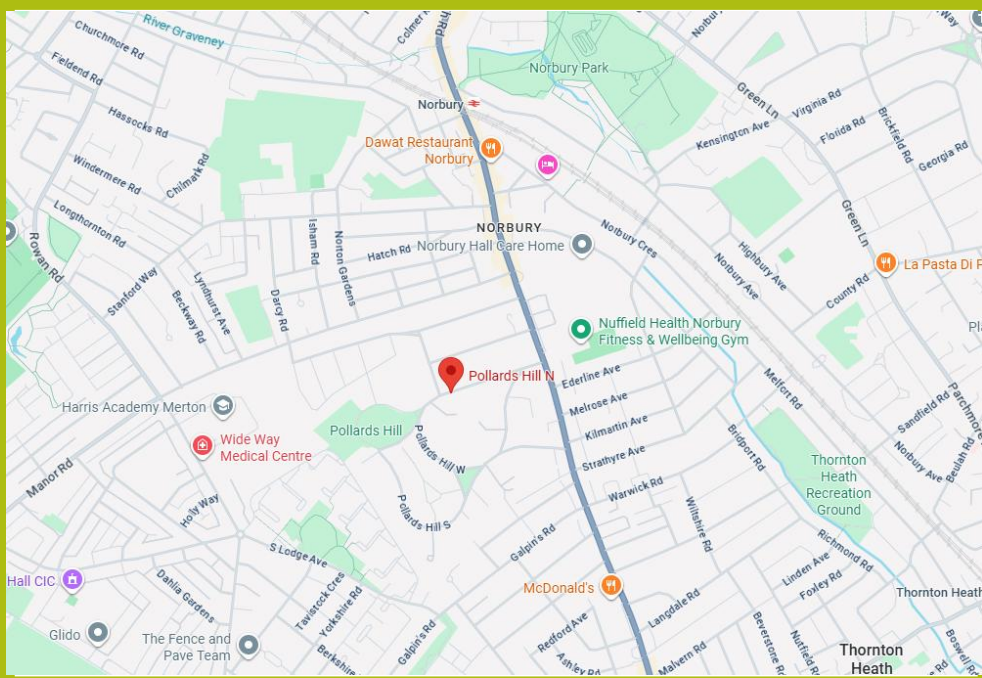
**Date Available – 31/10/2025**

**Holding deposit amount – £576**

**Security Deposit amount (Five weeks rent) – £2,884.00**

**Council Tax Band – E**

**Local Authority – Croydon Council**



**Property Type**

House (Terraced)



**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**

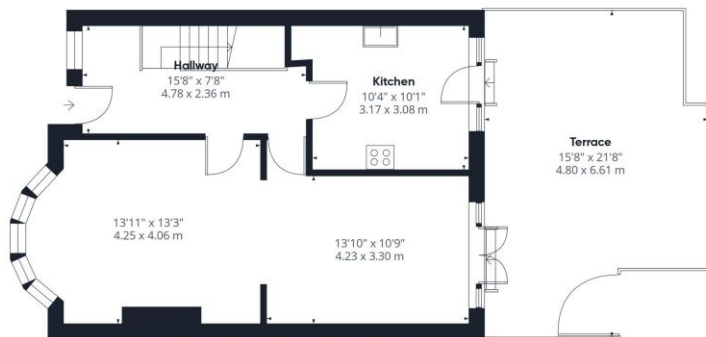
*Has the property been flooded in the past five years: NO*

**Level of Risk: None**

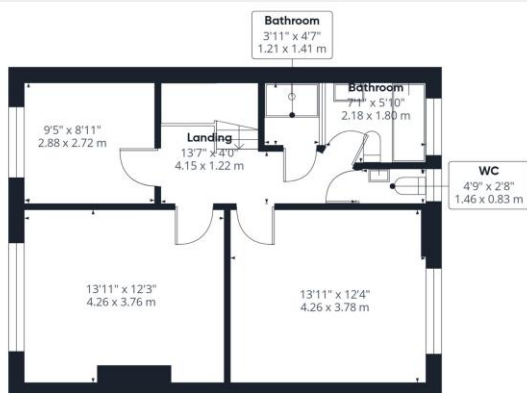


**Proposed Development  
in Immediate Locality?**

None



Ground Floor



Floor 1

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Approximate total area<sup>8</sup>

1144 ft<sup>2</sup>  
106.4 m<sup>2</sup>

Balconies and terraces

309 ft<sup>2</sup>  
28.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| 92-100 <b>A</b>                             |         |           |
| 81-91 <b>B</b>                              |         | 88        |
| 69-80 <b>C</b>                              |         |           |
| 55-68 <b>D</b>                              | 60      |           |
| 39-54 <b>E</b>                              |         |           |
| 21-38 <b>F</b>                              |         |           |
| 1-20 <b>G</b>                               |         |           |

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