

TO LET



Purley Grange, South Croydon, CR2

£1,350.00 PCM

1

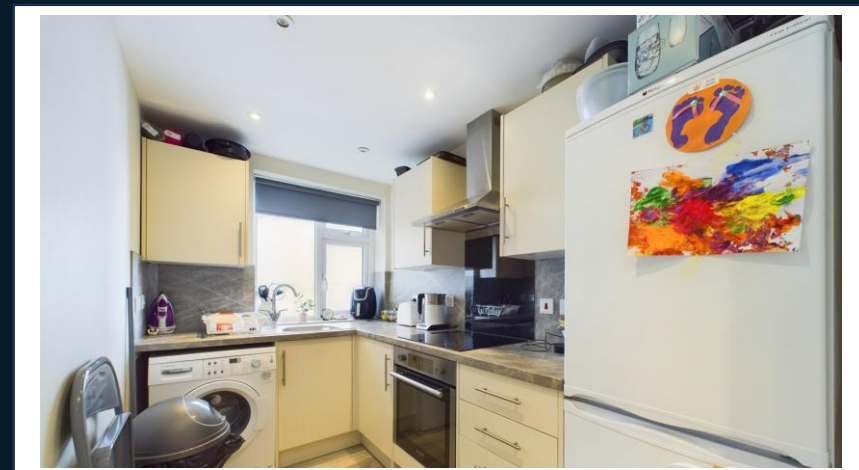
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Property Description

A stunning and beautifully presented one double bedroom ground floor flat located on Brighton Road, South Croydon, CR2. The property comprises of a bright and spacious living room with ample space for dining, a modern and stylish kitchen, a large double bedroom, and a beautiful bathroom room.

Added benefits include double glazed windows throughout, gas central heating and the property is presented in excellent condition. You have the choice of Purley Oaks & Sanderstead station (Southern & Thameslink) along with plenty of bus routes on your doorstep offering you excellent transport links. The property is offered un-furnished and is perfect for a single person or couple wanting extra space.



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

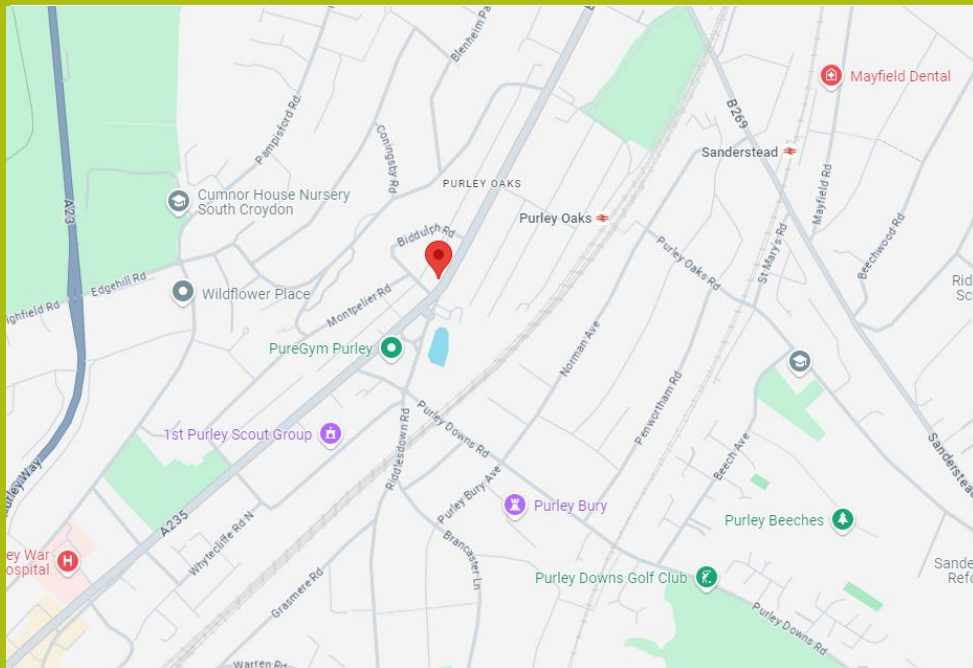
Date Available – 29/11/2025

Holding deposit amount – £311

Security Deposit amount (Five weeks rent) – £1,557.00

Council Tax Band – B

Local Authority – Croydon Council



Property Type

Flat (Ground Floor)



Construction Type

Brick



Parking

No Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas - Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

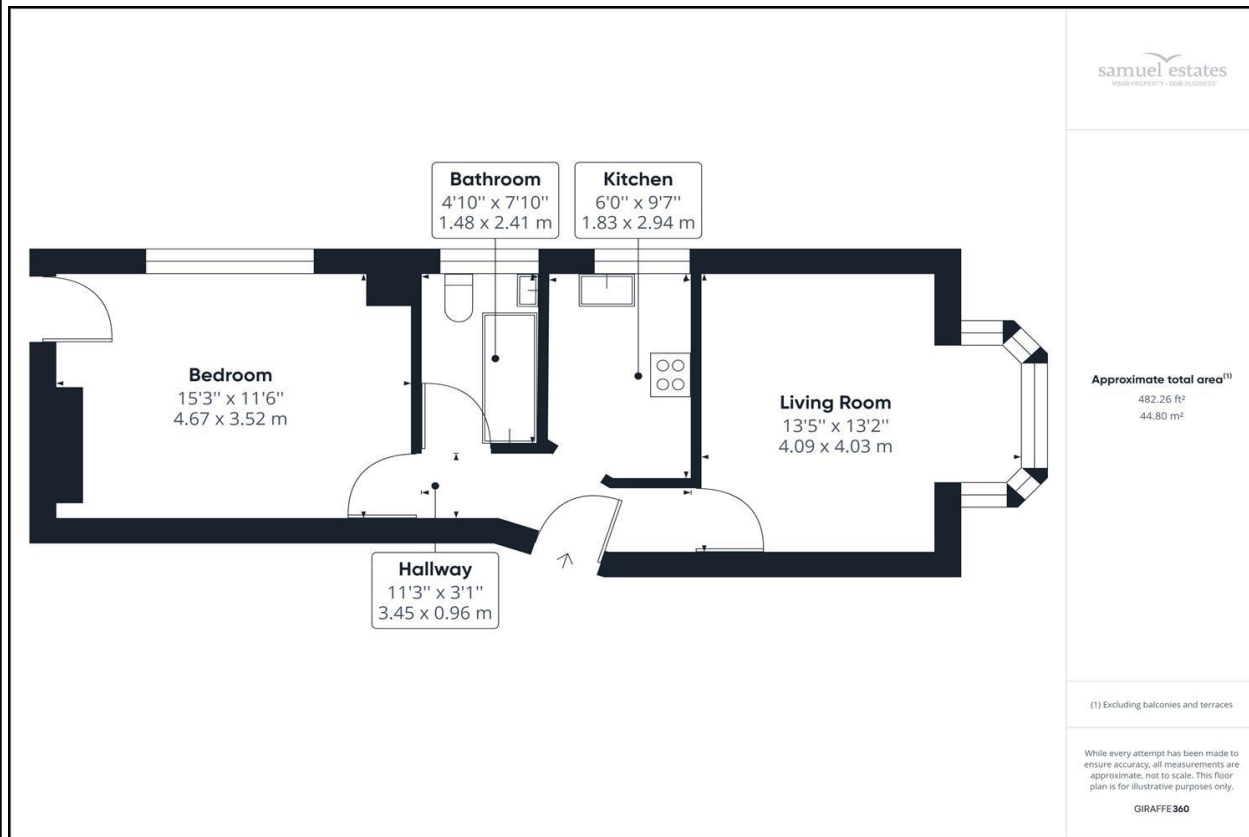
Has the property been flooded in the past five years: NO

Level of Risk: None



**Proposed Development
in Immediate Locality?**

None



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		75
55-68 D	60	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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45 Bedford Hill,
London, SW12 9EY
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Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
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Streatham
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