

TO LET



Rochester Court, Avenue Road, SE25

£1,300.00 PCM

 1

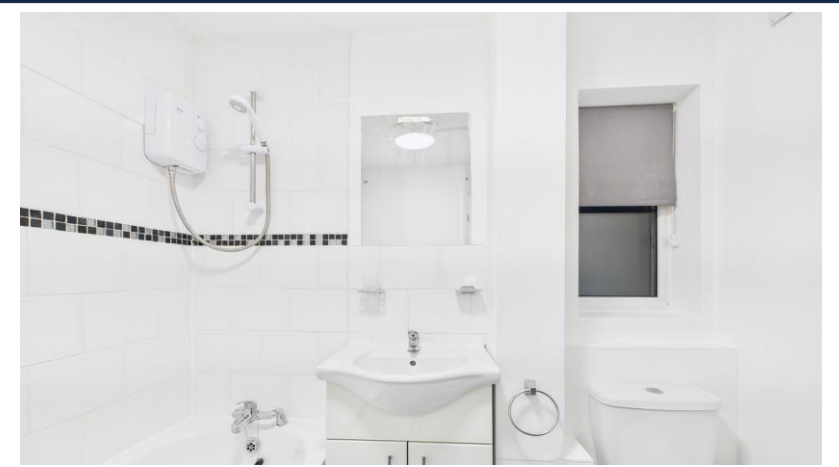
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samuel estates
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Property Description

A well presented one bedroom first floor flat located on the quiet and highly residential Avenue Road, Norwood, SE25. The property comprises of a spacious reception room, a separate modern kitchen, a large double bedroom and a three piece bathroom with a shower over bath.

The property is located a stones throw away from South Norwood Lake & Grounds and a short walk to Norwood Junction Station (Southern, Thameslink & Windrush).



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

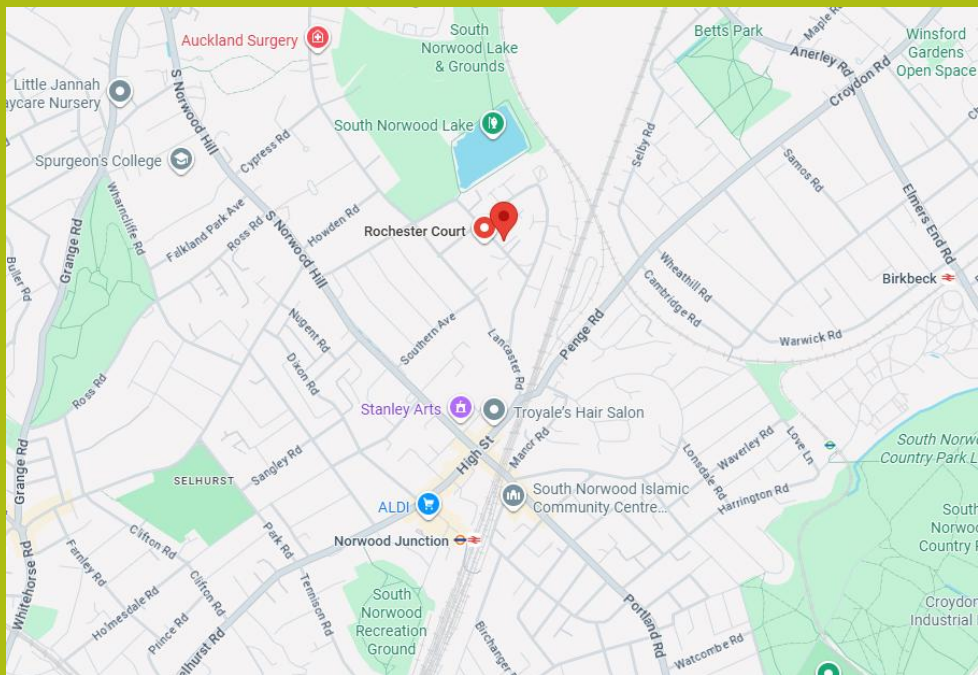
Date Available – 07/12/2025

Holding deposit amount – £300

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

Council Tax Band – B

Local Authority – Croydon Council



Property Type

Flat (First 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

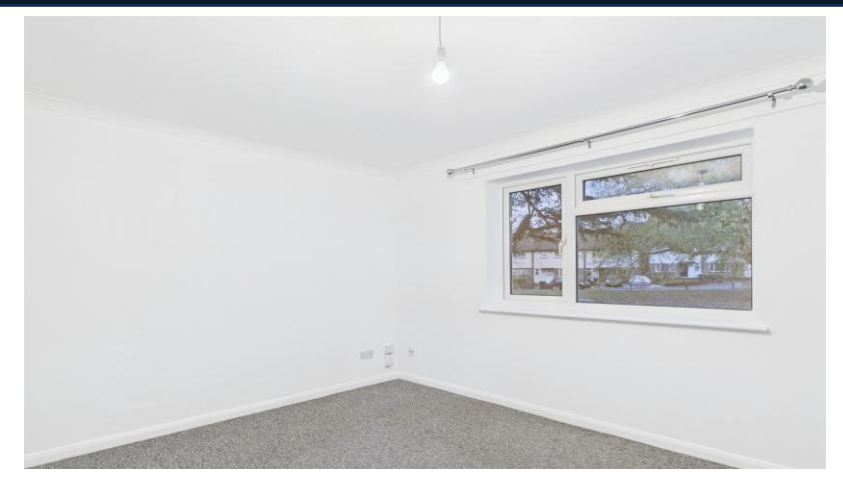
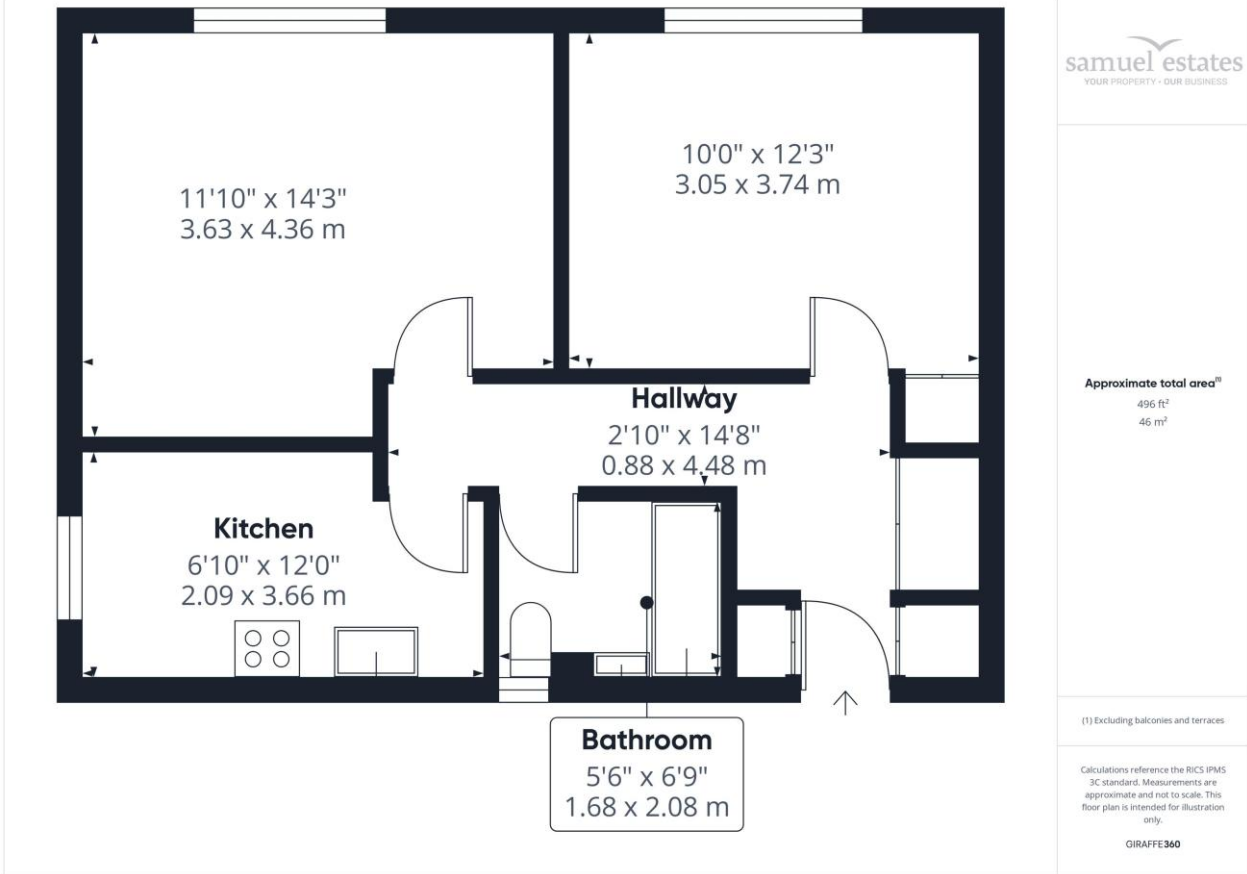
Has the property been flooded in the past five years: NO

Level of Risk: None



**Proposed Development
in Immediate Locality?**

None



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		66
39-54 E	54	
21-38 F		
1-20 G		

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London, SW12 9EY
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