

TO LET



Abbots Court, Claret Gardens, Norwood, SE25

£1,395.00 PCM

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Property Description

A newly redecorated one bedroom flat located within the quiet and residential Abbots Court, Claret Garden, Norwood, SE25. The property comprises of a spacious reception room, a separate kitchen, a good sized double bedroom and a modern three piece bathroom with a shower over bath.

The property is located a short walk to Norwood Junction (Southern, Thameslink & Windrush) providing you with excellent transport links across London and to the City. Crystal Palace Football Club, Sainsburys and many popular restaurants are all within a short walk to the property.



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

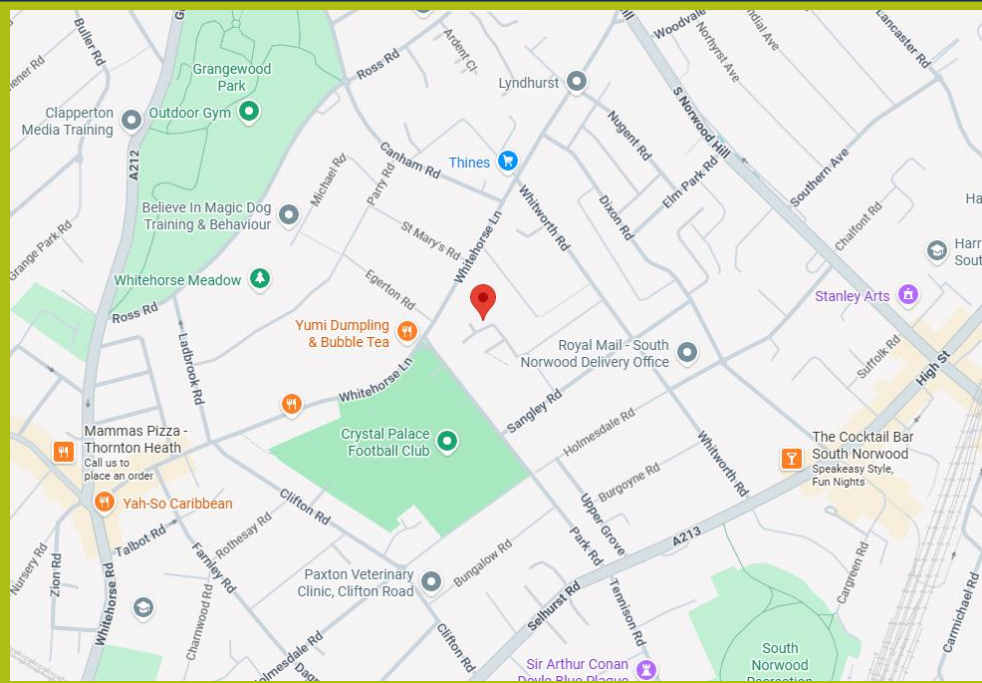
Date Available – 27/11/2025

Holding deposit amount – £321

Security Deposit amount (Five weeks rent) – £1,609.00

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



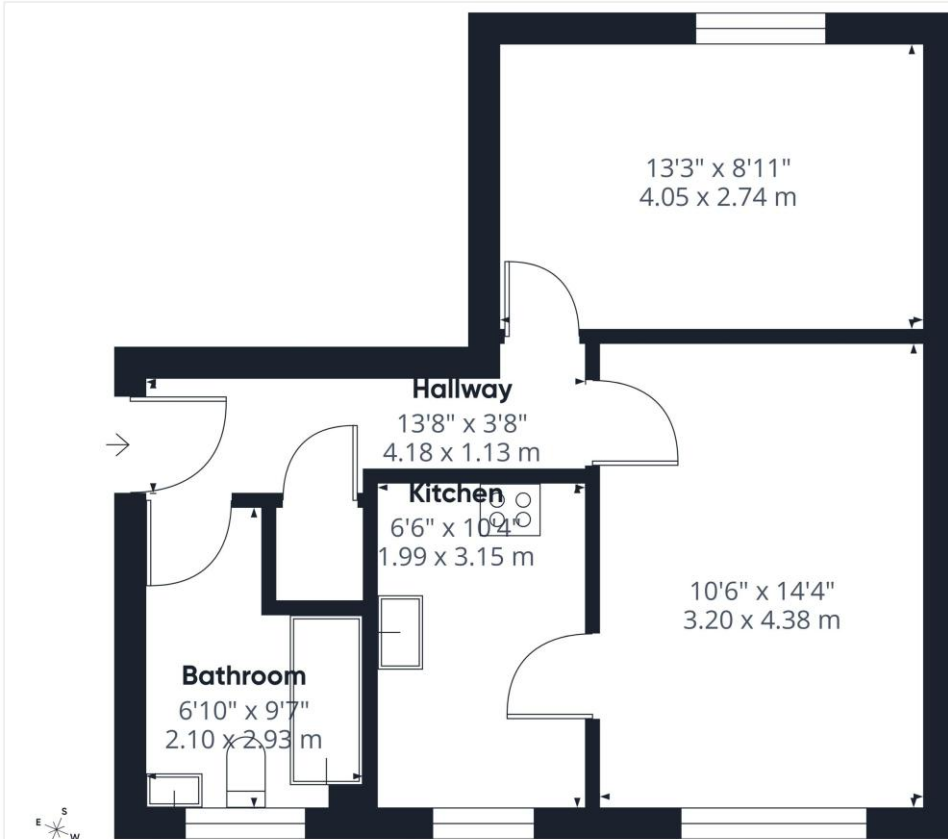
Mobile Signal
Good Coverage



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



Proposed Development in Immediate Locality?
None



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Approximate total area¹⁾
455 ft²
42.2 m²

(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 A		
81-91 B		
69-80 C	72	77
55-68 D		
39-54 E		
21-38 F		
1-20 G		

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