

TO LET



samuel estates
Lettings & Sales

Silverleigh Road, Thornton Heath, CR7

£1,000.00 PCM

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Property Description

A spacious and beautifully presented first floor studio flat located on the quiet and residential Silverleigh Road, Thornton Heath, CR7. The property comprises of a spacious open-plan kitchen & bedroom providing you with plenty of floorspace, a nice three-piece bathroom and double glazed windows throughout.

Thornton Heath Train Station is a short walk away offering you excellent transport links along with a Lidl & Sainsburys Local just around the corner.

This property is perfect for a single person or a young couple needing a good space and commute to work.

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

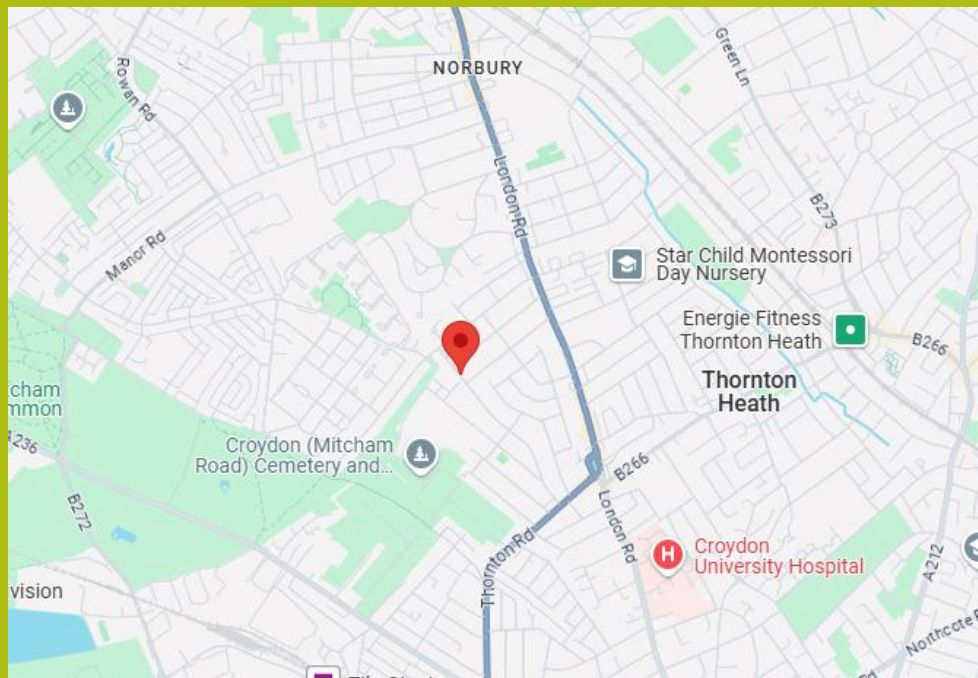
Date Available – 08/01/2026

Holding deposit amount – £230

Security Deposit amount (Five weeks rent) – £1,153.00

Council Tax Band – B

Local Authority – Croydon Council



Property Type

Flat (Studio)



Construction Type

Brick



Parking

Free Street Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

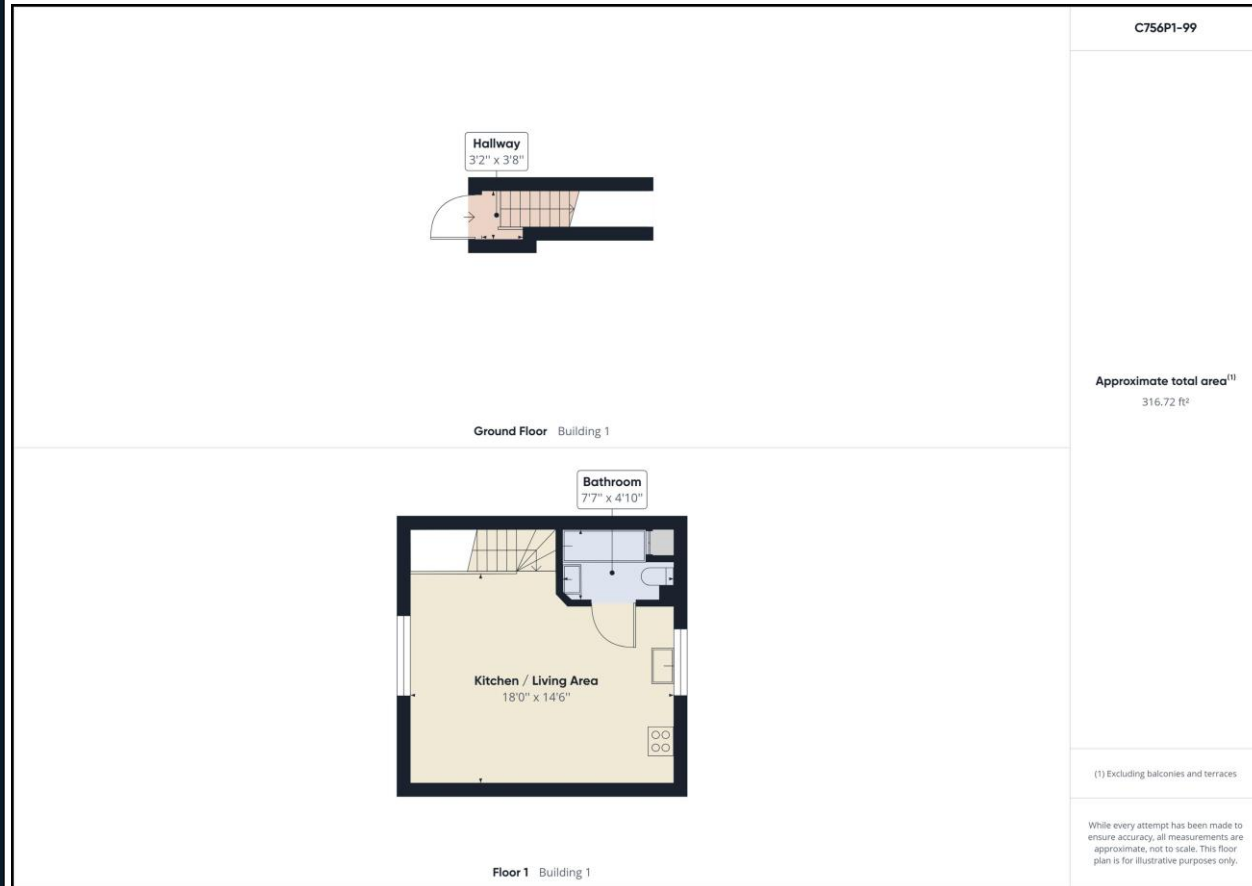
Has the property been flooded in the past five years: NO

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	69	69
55-68 D		
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,
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Colliers Wood & Wimbledon
30 Watermill Way,
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