

TO LET



samuel estates
Lettings & Sales

Heatherset Gardens, Norbury, SW16

£2,500.00 PCM

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Property Description

A well-proportioned and beautifully presented three-bedroom house, nestled on a private and highly desirable residential road. This well-maintained property offers an inviting ambiance, featuring a bright open lounge with ample space for dining, a modern kitchen, a family bathroom with a separate shower and bath, three spacious double bedrooms, and a charming low maintenance garden.

Conveniently situated near Norbury High Street, the property provides easy access to a variety of shops, restaurants, and transport links, enhancing the overall accessibility and lifestyle convenience for its occupants.

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 – 03/02/2026

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

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

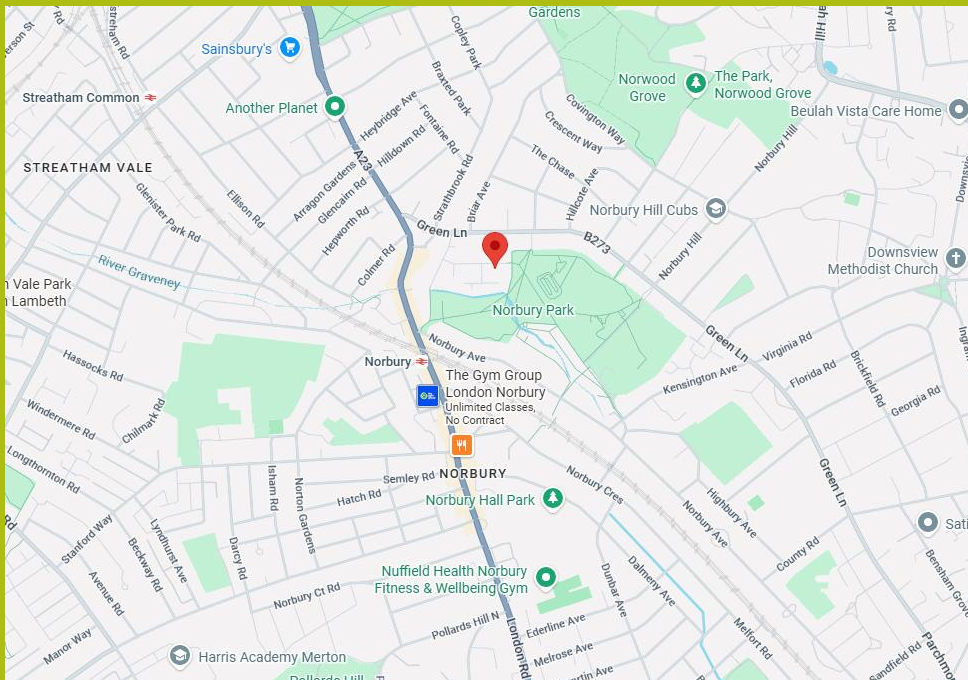
Has the property been flooded in the past five years: NO

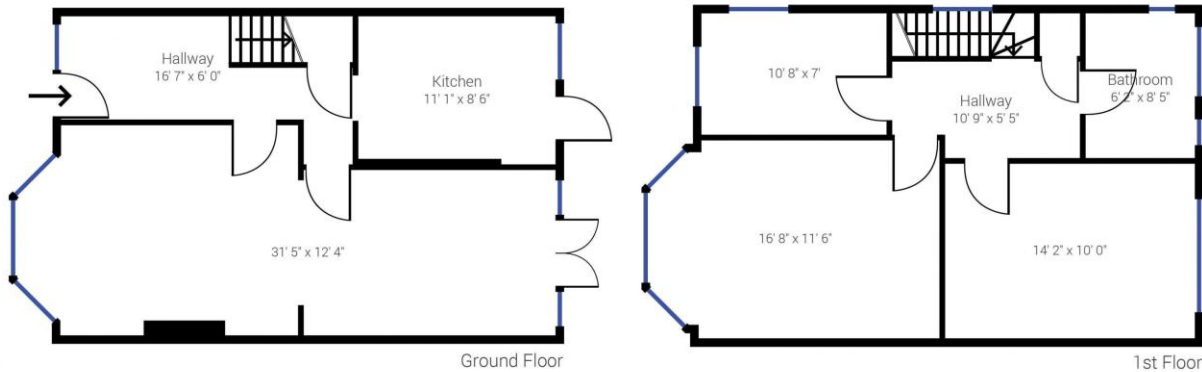
Level of Risk: None



**Proposed Development
in Immediate Locality?**

None





Address: 36 Heatherset Gardens, SW16
 Approximate net internal area: 1054.8 ft² / 98 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	61	
39-54 E		84
21-38 F		
1-20 G		

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