

TO LET



Whitworth Road, Norwood, SE25

£1,850.00 PCM

 3
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Property Description

A well-presented and spacious three-bedroom split-level flat, ideally situated on the quiet residential Whitworth Road in Norwood, SE25 6XH. The ground floor offers a generous open-plan kitchen and living area with space for dining, a modern shower room, a separate WC, and a small third bedroom. The first floor comprises two well-proportioned double bedrooms and a family bathroom.

Additional benefits include a large, low-maintenance garden, convenient side access, and double-glazed windows throughout.

The property is ideally located close to Norwood Junction station (Southern, Thameslink and Windrush services), as well as numerous bus routes, providing excellent transport links across London and into the City. Residents can also enjoy an abundance of nearby green spaces, including South Norwood Recreation Ground and Grangewood Park, both within easy walking distance, along with Crystal Palace Football Club and a wide selection of local restaurants, shops, and bars.

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

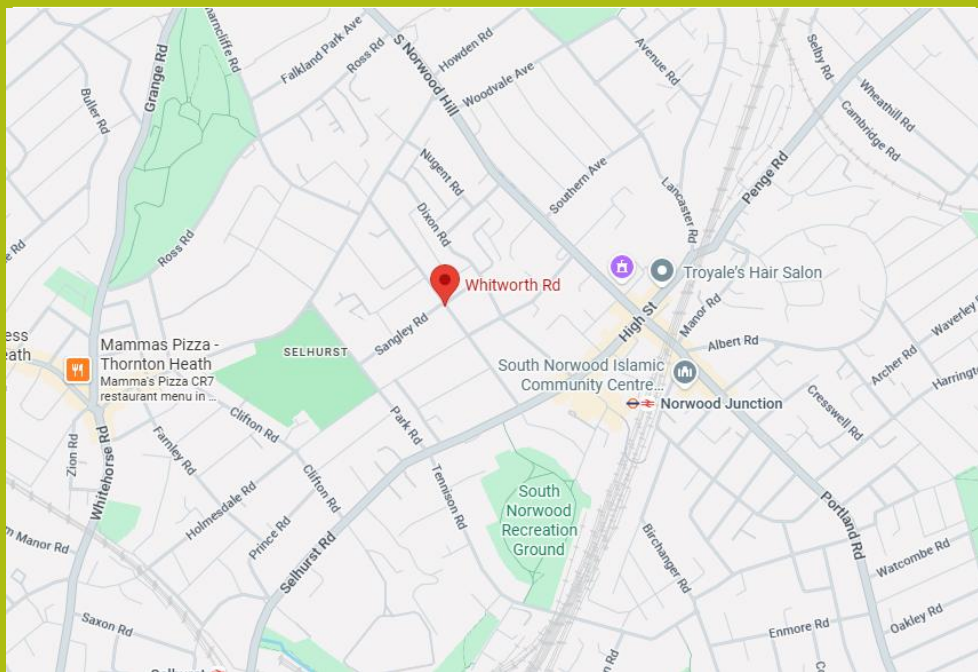
Date Available – 17/01/2026

Holding deposit amount – £426

Security Deposit amount (Five weeks rent) – £2,134.00

Council Tax Band – C

Local Authority – Croydon Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Free Street Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



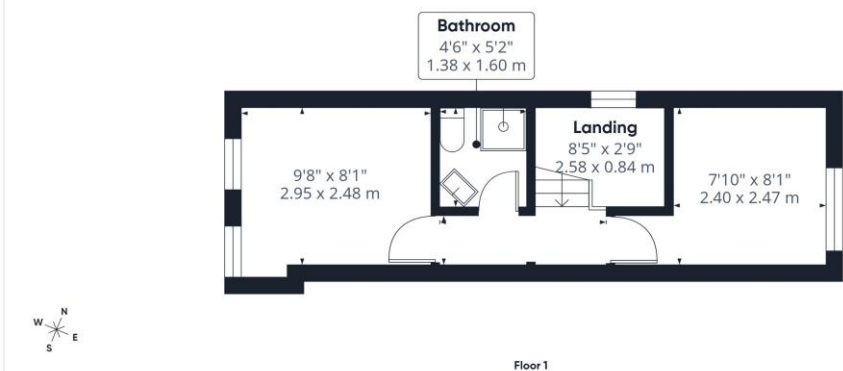
Mobile Signal
Good Coverage



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



Proposed Development in Immediate Locality?
None



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Approximate total area⁸

598 ft²
55.4 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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		74
55-68 D	59	
39-54 E		
21-38 F		
1-20 G		

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