

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

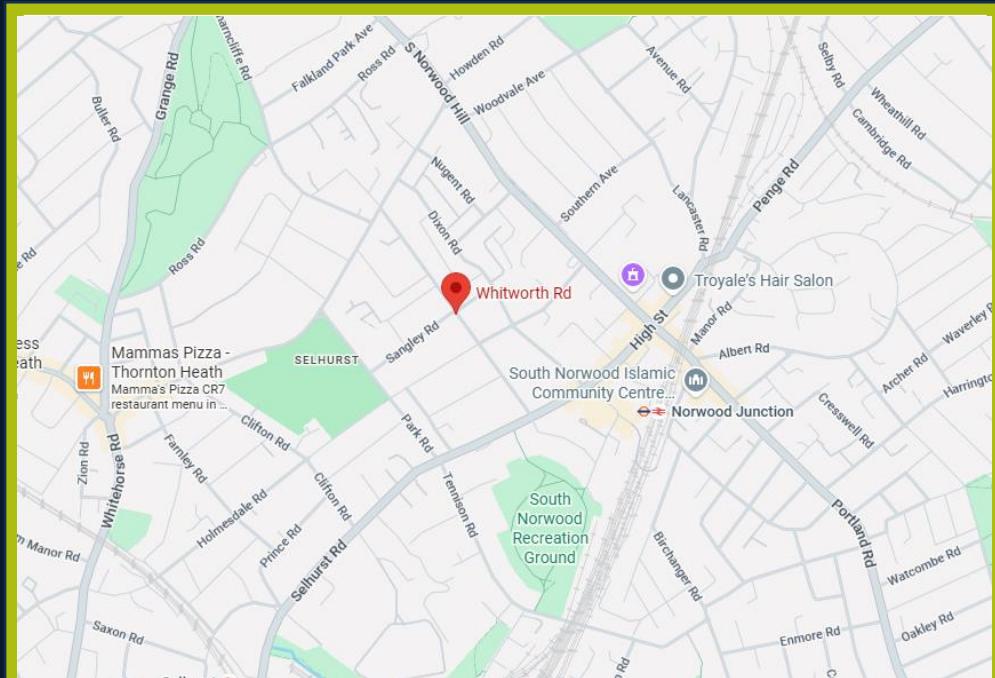
**Date Available** – 17/01/2026

**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



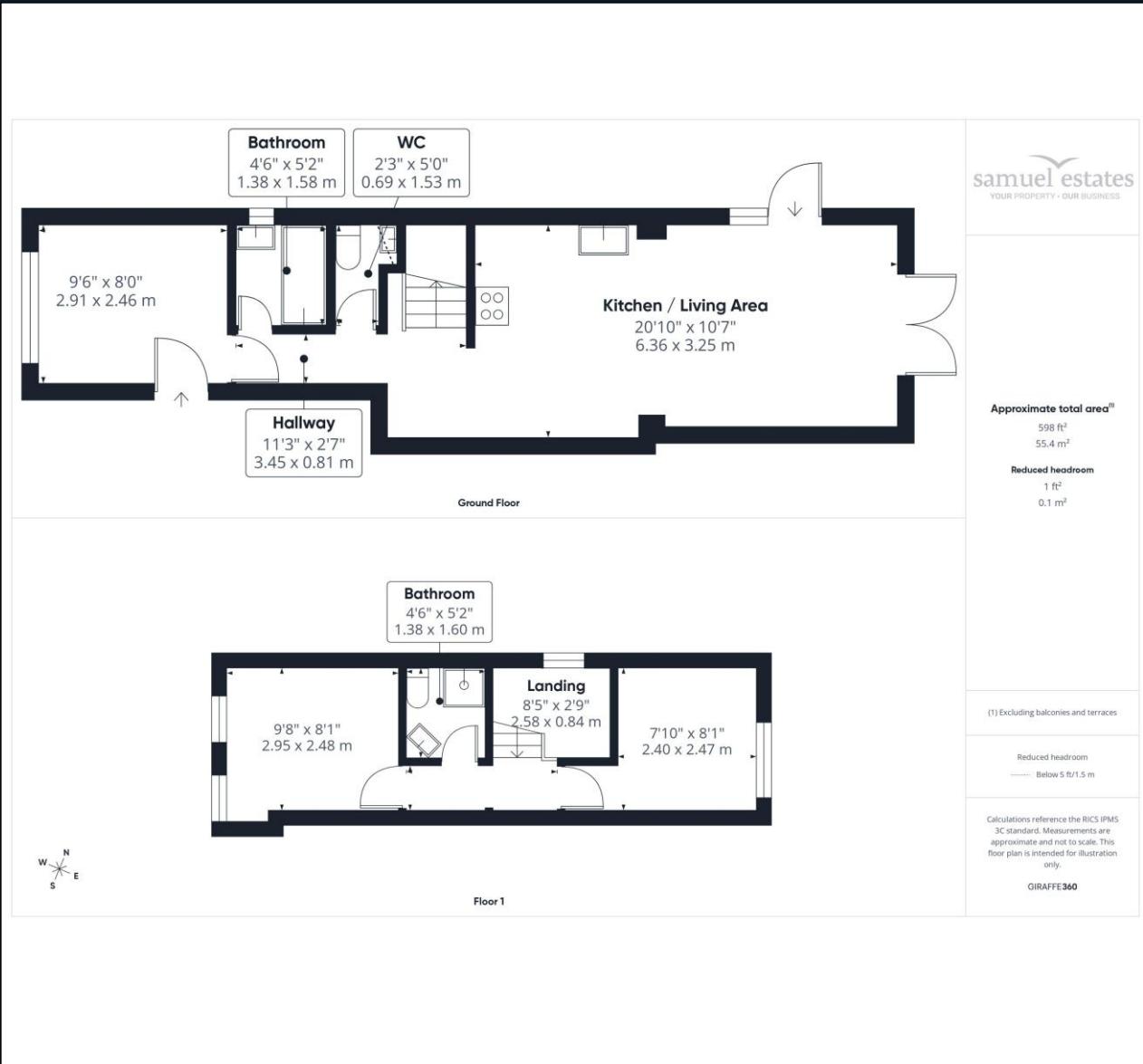
**Mobile Signal**  
Good Coverage



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



**Proposed Development in Immediate Locality?**  
None



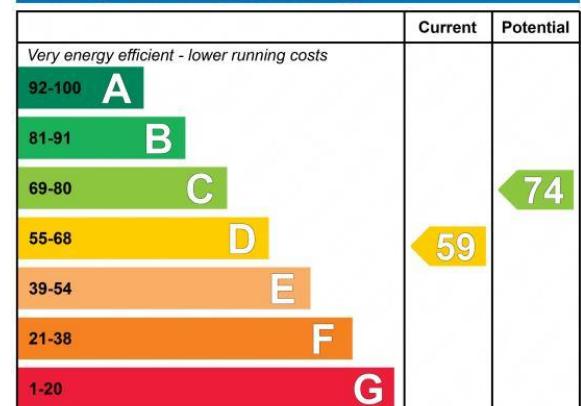
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45 Bedford Hill,  
London, SW12 9EY  
020 8673 4666

**Colliers Wood & Wimbledon**  
30 Watermill Way,  
London, SW19 2RT  
020 8090 9000

**Streatham**  
432/434 Streatham High Road  
London, SW16 3PX  
020 8679 9889



### Energy Efficiency Rating



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