

TO LET



Shinners Close, Norwood Junction, SE25

£1,100.00 PCM

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 **samuel estates**
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Property Description

A spacious and well-presented studio apartment situated in the quiet residential setting of Shinnars Close, Norwood Junction, SE25. The property features a generous living area, a modern fitted kitchen, and a contemporary three-piece shower room.

Ideally located just moments from Portland Road, residents can enjoy a wide selection of local shops, pubs, and restaurants. The open green spaces of South Norwood Country Park are also within easy walking distance. Norwood Junction Station (Southern, Thameslink, and Windrush Line) is only a short walk away, offering excellent transport links across London and into the City.



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 – 23/01/2026

Holding deposit amount – £253

Security Deposit amount (Five weeks rent) – £1,269.00

Council Tax Band – A

Local Authority – Croydon Council



Property Type
Flat (Second Floor)



Construction Type
Brick



Parking
Parking Permit



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Cable



Mobile Signal
Good Coverage

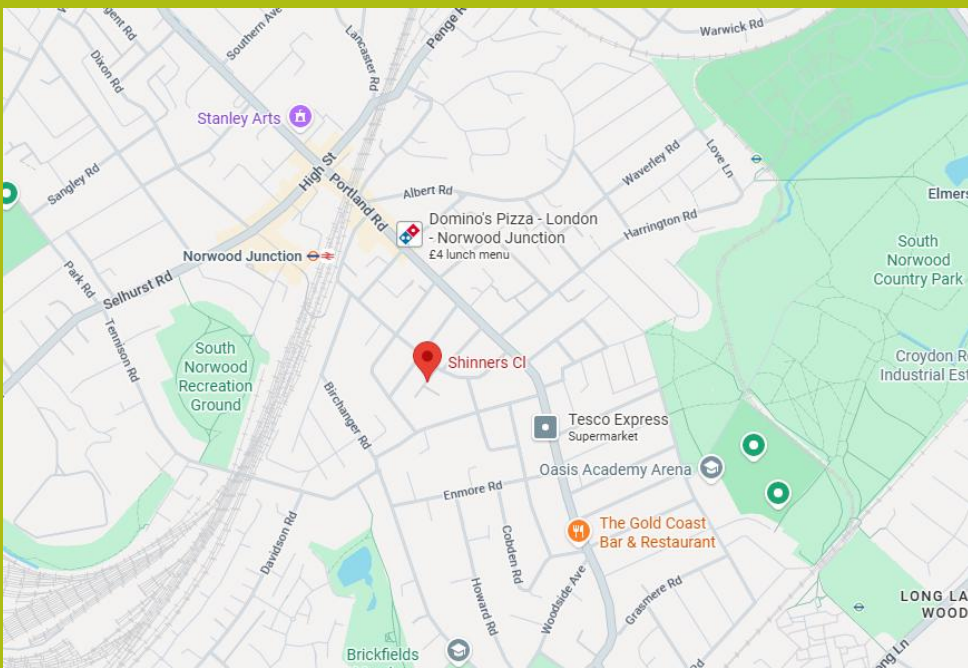


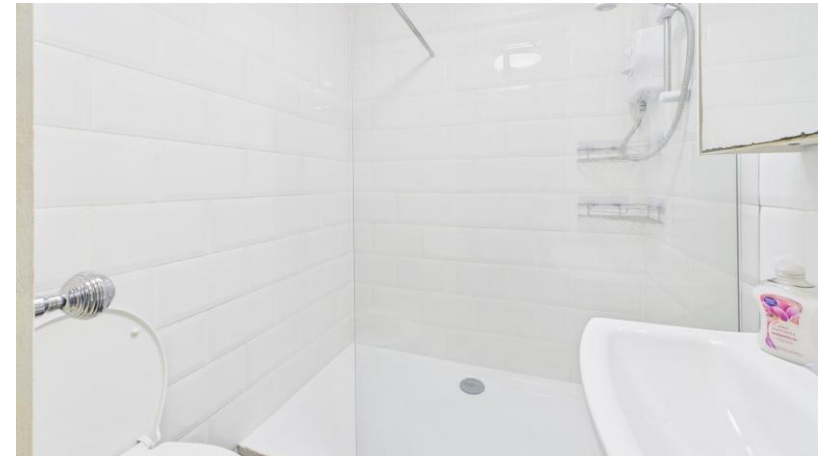
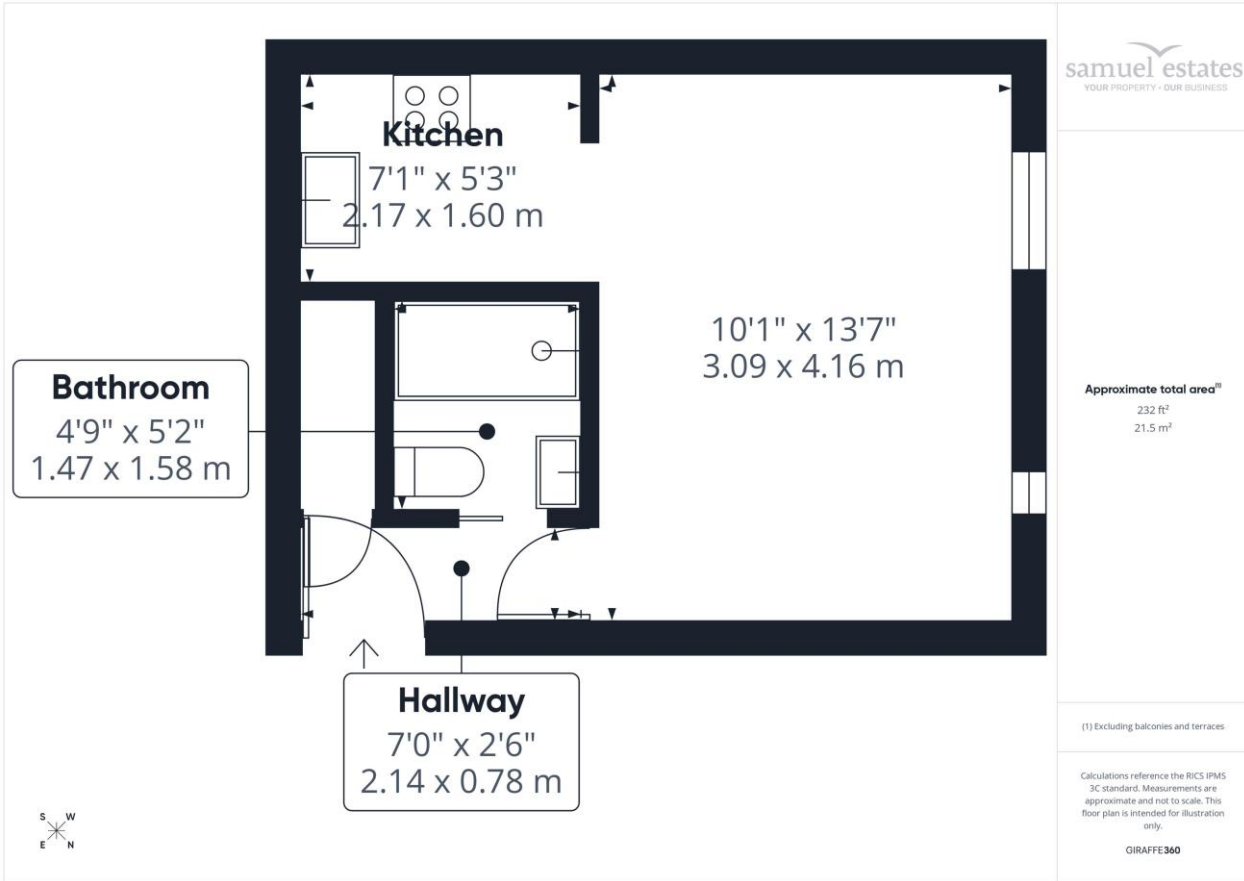
Flood Risk

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		
55-68 D	67	77
39-54 E		
21-38 F		
1-20 G		

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