

TO LET



Portland Road, South Norwood SE25

£1,400.00 PCM

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**samuel estates**  
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## Property Description

A spacious two bedroom top floor flat situated within gated development on Portland Road, SE25.

The property comprises of two bedrooms, a modern three-piece family bathroom and a large open-plan kitchen/living room.

The property is located within a gated development with private parking. Norwood Junction Station (Southern & Thames Link) is located just a short walk away providing you with excellent transport links. Plenty of amazing bars, cafes, restaurants and shops are all on your door step.

The property is perfect for a couple who needs extra space to work from home or a young family.

## 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

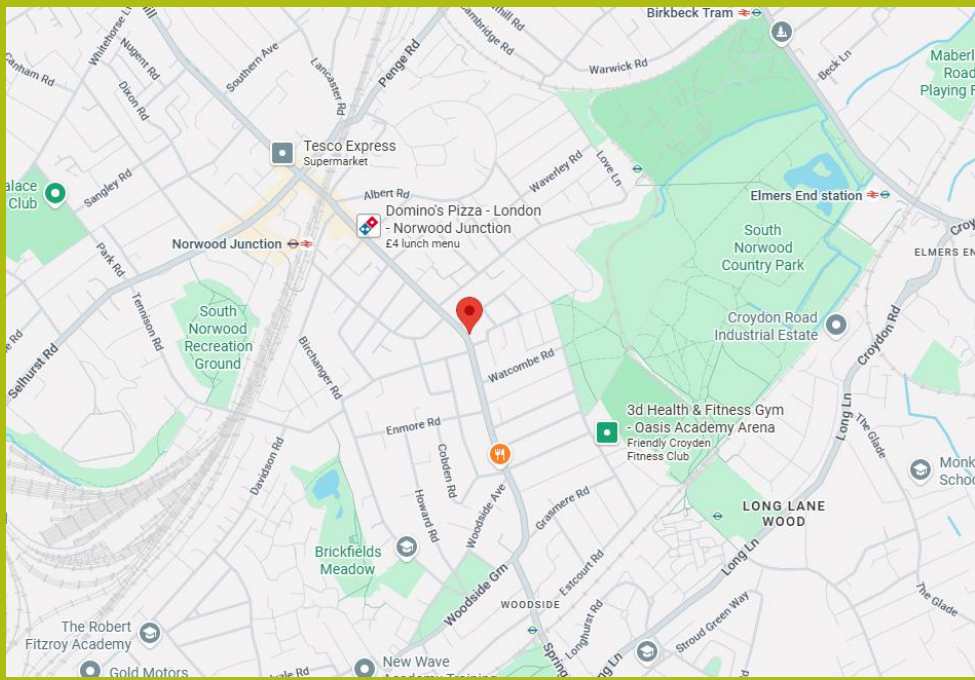
**Date Available** – 08/03/2026

**Holding deposit amount** – £323

**Security Deposit amount (Five weeks rent)** – £ 1,615

**Council Tax Band** – C

**Local Authority** – Croydon Council



**Property Type**  
Flat (Top Floor Flat)



**Construction Type**  
Brick



**Parking**  
Allocated 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





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	79	79
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

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