

TO LET



Purdey Court, The Avenue, Worcester Park, KT4

£1,750.00 PCM

 **2**

 **1**


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Property Description

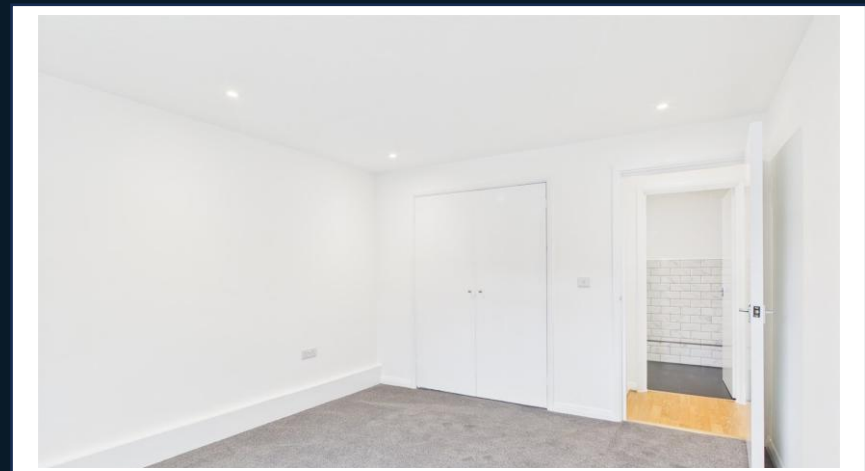
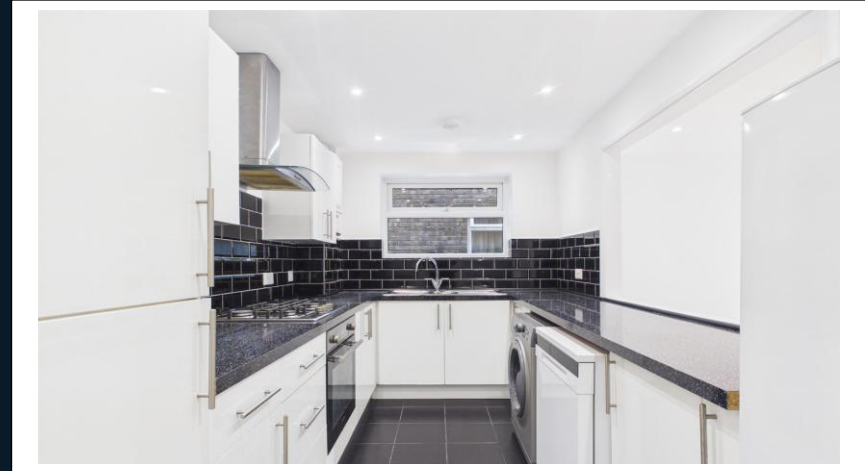
A beautifully presented and generously sized one-bedroom first-floor apartment, ideally situated in the peaceful residential development of Purdey Court on The Avenue in Worcester Park. The property features a spacious living room with large windows that flood the space with natural light, a separate modern kitchen, two well-proportioned double bedrooms, and a recently refurbished three-piece bathroom complete with a shower over the bath.

Additional benefits include double glazing throughout, a residential parking permit, gas central heating, and fresh redecoration across the entire property.

Conveniently located just a short walk from Worcester Park Train Station (South Western Railway), the property offers excellent transport connections into London and the City. The open green spaces of Manor Park are also nearby, along with a great selection of popular shops and restaurants.

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

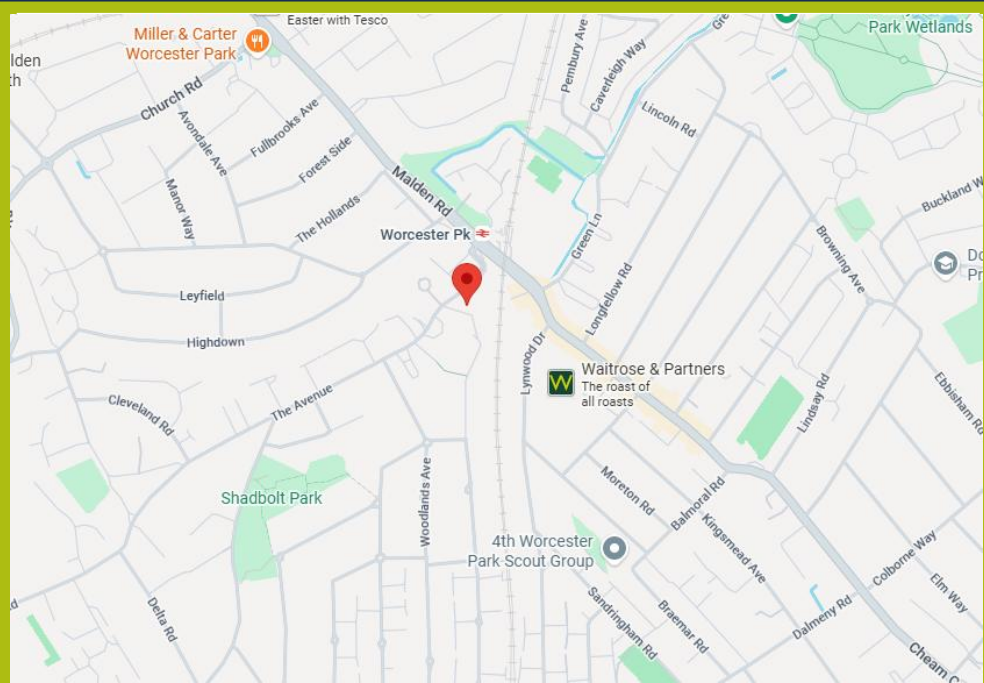
Date Available – 11/04/2026

Holding deposit amount – £403

Security Deposit amount (Five weeks rent) – £2,019.00

Council Tax Band – C

Local Authority – Epsom & Ewell Borough Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Parking Permit



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



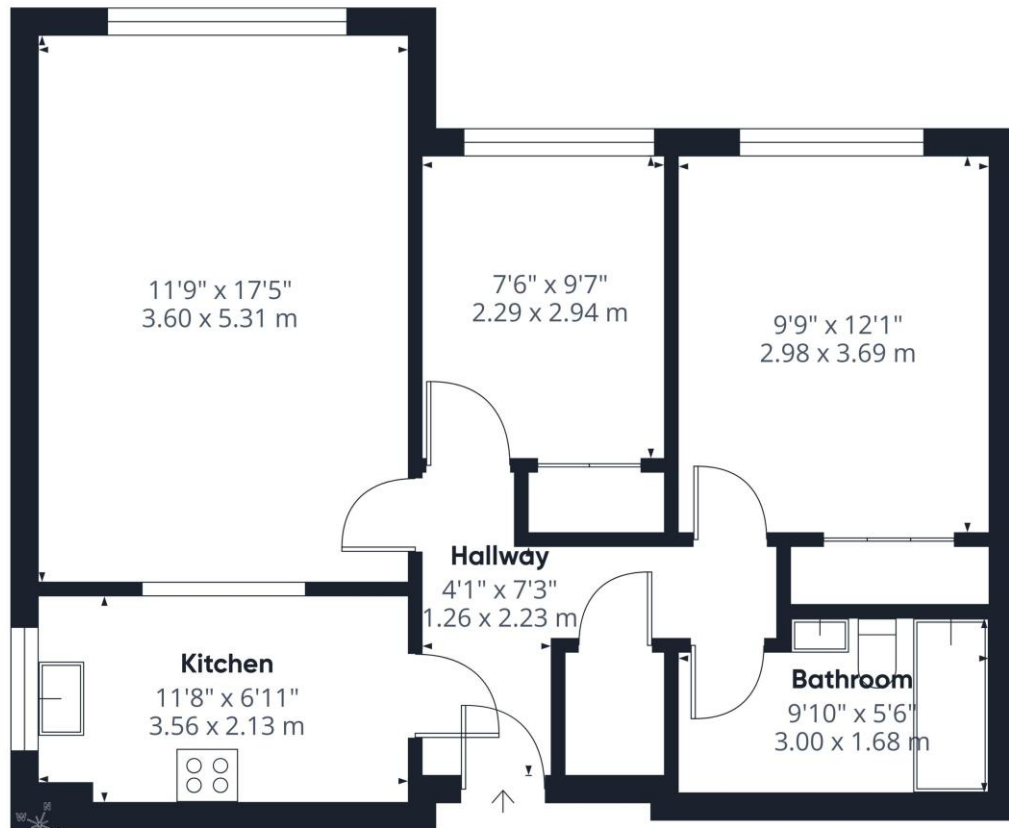
Mobile Signal
Good Coverage



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 area¹⁾
633 ft²
58.7 m²

(1) Excluding balconies and terraces

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	79
55-68 D		
39-54 E		
21-38 F		
1-20 G		

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45 Bedford Hill,
London, SW12 9EY

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Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT

☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX

☎ 020 8679 9889

