

TO LET



Thornhill Road, Croydon, CR0

£1,400.00 PCM



samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

A bright and spacious one bedroom maisonette located on the quiet and residential Thornhill Road, Croydon, CR0. The property comprises of a large entrance hall, a good-sized living room with ample space for dining, a separate kitchen, a double bedroom with built in wardrobes and a three-piece bathroom.

Added benefits include a Private Garage, double glazed windows throughout, gas central heating and has recently been refurbished throughout. The property ideally located a short walk to West Croydon station & tram line (Southern & Windrush) providing you with excellent transport links. The Central Shopping Centre offers you plenty of restaurants, bars, and shops Including the famous Box Park.



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

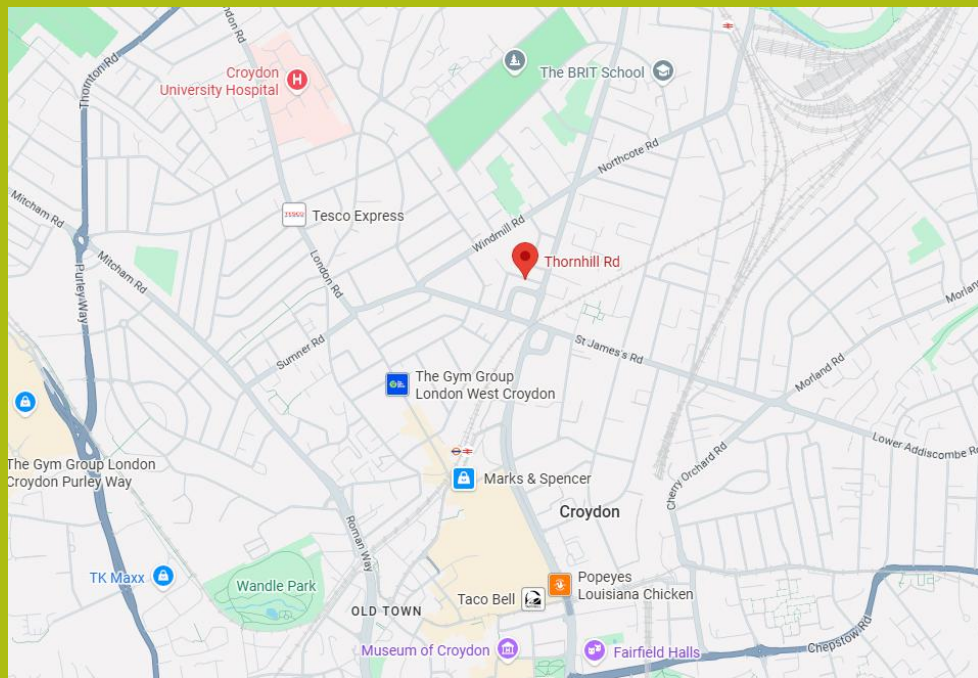
Date Available – 02/12/2025

Holding deposit amount – £323

Security Deposit amount (Five weeks rent) – £1,615.00

Council Tax Band – B

Local Authority – Croydon Council



Property Type

Maisonette (First Floor)



Construction Type

Brick



Parking

Garage



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

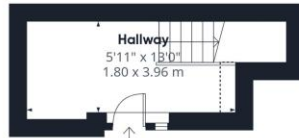
Has the property been flooded in the past five years: NO

Level of Risk: None



**Proposed Development
in Immediate Locality?**

None



Ground Floor



Approximate total area[®]
602 ft²
55.9 m²

Reduced headroom
3 ft²
0.2 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		69
55-68 D		
39-54 E	48	
21-38 F		
1-20 G		

Balham
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

