

**TO LET**



**Queens Court, Thornton Heath, CR7**

**£1,600.00 PCM**

 **2**

 **1**

  
samuel estates  
YOUR PROPERTY • OUR BUSINESS

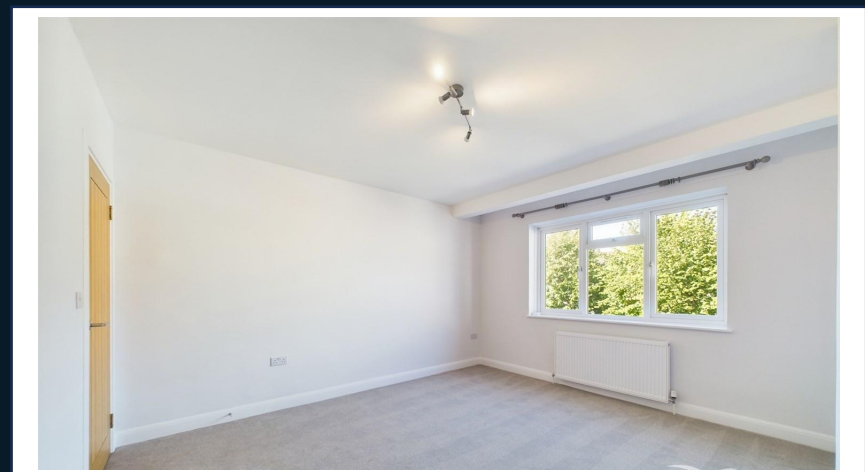
## Property Description

A beautifully renovated top-floor flat boasting two generous double bedrooms can be found on the peaceful and highly sought-after Colliers Water Lane in Thornton Heath, CR7. This property features a sizable living room, two well-lit and roomy double bedrooms, a three-piece bathroom with shower over bath, and a sleek modern kitchen. Additionally, residents have the advantage of accessing a spacious communal garden, double-glazed windows, and efficient gas central heating.

Conveniently located a short walk away is Thornton Heath Train Station (Southern) and Croydon University Hospital, along with an array of shops, bars, and restaurants. This residence is ideally suited for a growing family, a young couple, or two individuals looking for a modern and spacious home.

## 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

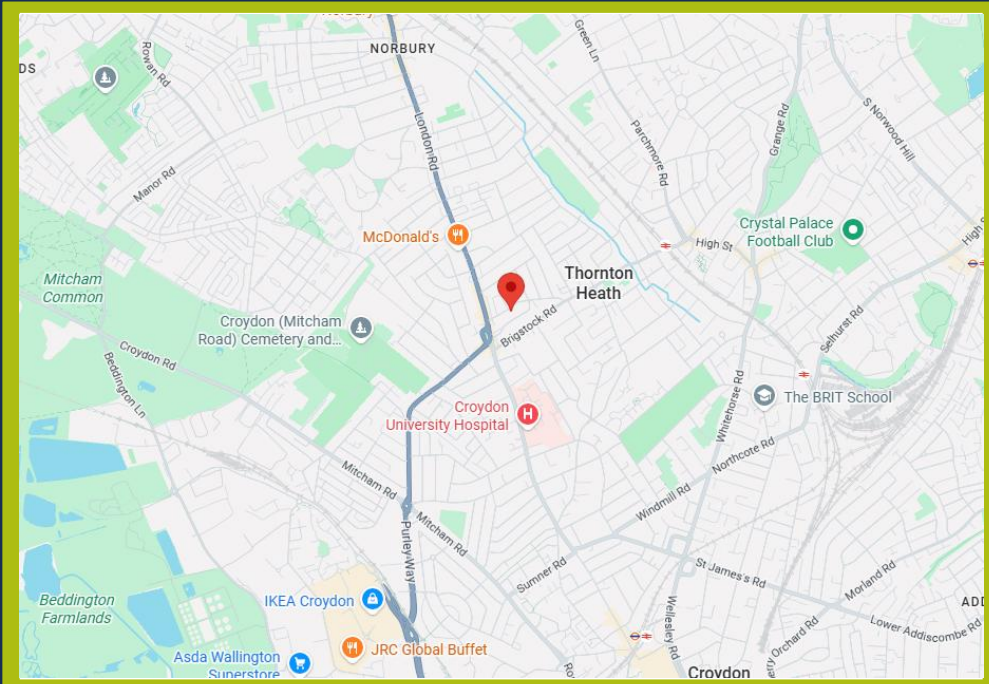
Date Available – 03/05/2026

Holding deposit amount – £369

Security Deposit amount (Five weeks rent) – £1,846.00

Council Tax Band – C

Local Authority – Croydon Council



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



**Construction Type**  
Brick



**Parking**  
No Parking



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas / Mains



**Broadband**  
Cable



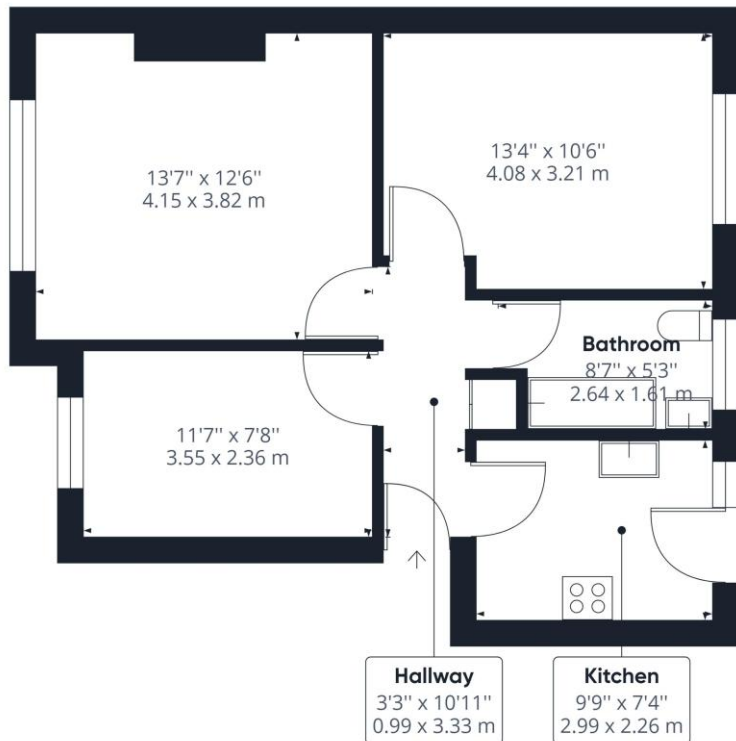
**Mobile Signal**  
Good Coverage



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



**Proposed Development in Immediate Locality?**  
None



Approximate total area<sup>(1)</sup>  
566.17 ft<sup>2</sup>  
52.60 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### 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>		
55-68 <b>D</b>	55	66
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

#### 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

