

TO LET



Clifton Road, Norwood Junction, SE25

£1,600.00 PCM

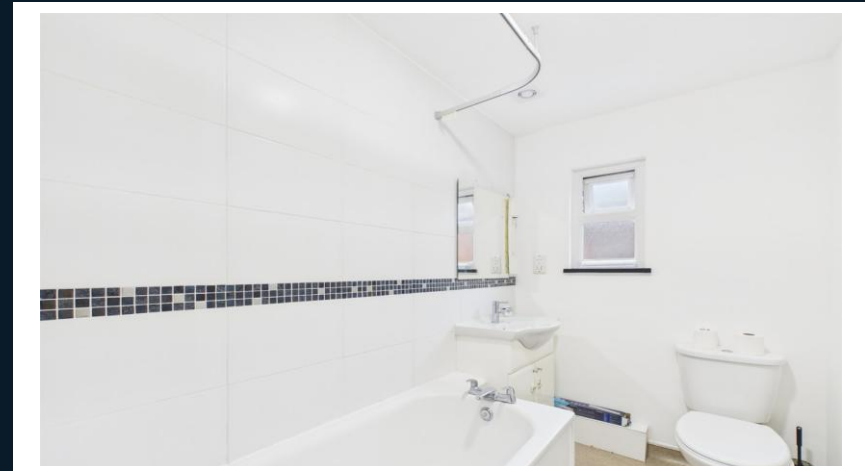
 2
 1


samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

This delightful top-floor conversion flat on Clifton Road offers the perfect blend of comfort and convenience. The property features two spacious double bedrooms, a beautiful open-plan kitchen/living room with useful attic storage, and a modern three-piece bathroom, making it a perfect property for a growing family.

Conveniently located close to a variety of local shops and amenities, everything you need is right on your doorstep. The flat also benefits from excellent transport links, with both Selhurst Railway Station and Norwood Junction Railway Station nearby, providing easy access to Central London and surrounding areas.



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

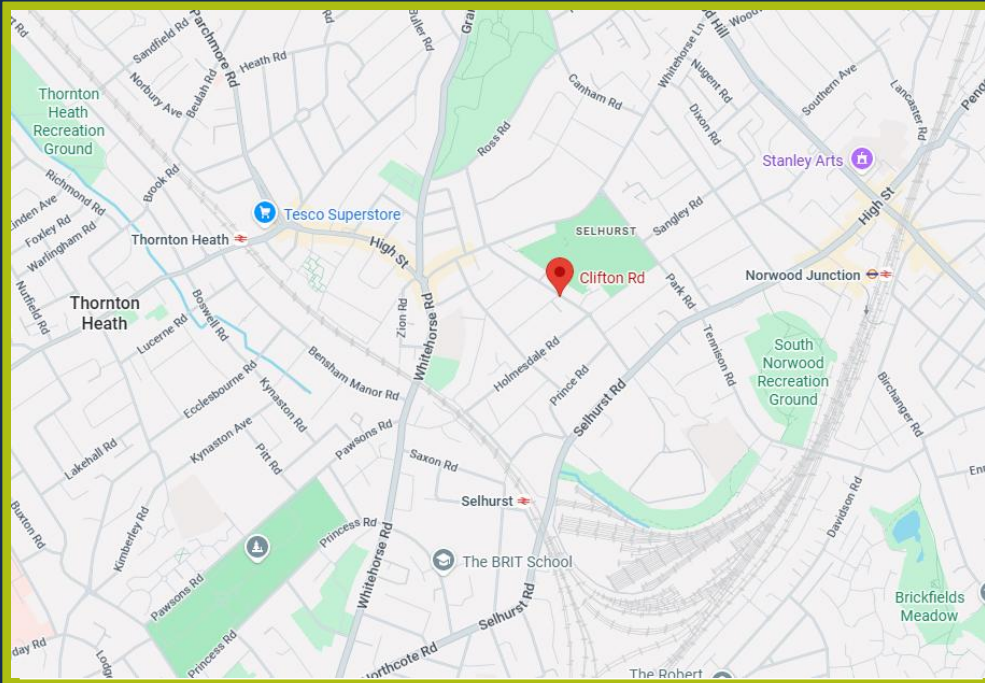
Date Available – 29/08/2026

Holding deposit amount – £369

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

Council Tax Band – B

Local Authority – Croydon Council



Property Type

Flat (Top Floor Flat)



Construction Type

Brick



Parking

Free Street Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

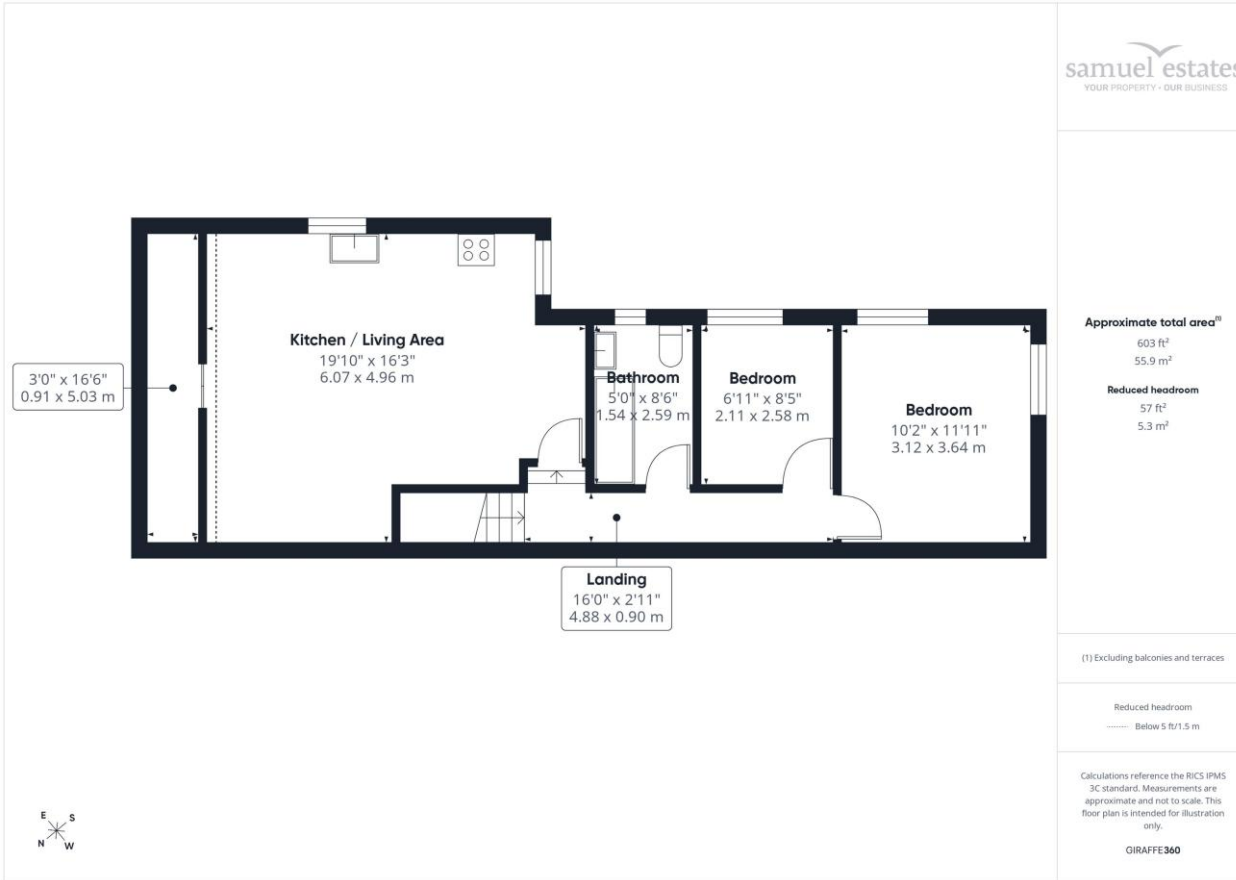
Has the property been flooded in the past five years: NO

Level of Risk: None



**Proposed Development
in Immediate Locality?**

None



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	81	81
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

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

