

**TO LET**



**The Greyhound, Holland Road, Norwood, SE25**

**£1,300.00 PCM**

 **1**

 **1**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

## Property Description

A spacious and beautifully presented one-bedroom flat located on the quiet and residential Holland Road, South Norwood, SW16. The property is set within the converted The Greyhound Tavern and comprises of a spacious open-plan kitchen/ living room, a good sized double bedroom and a three piece bathroom with shower over bath.

The property is located a short walk to Norwood Junction Overground (Southern & Thameslink), you are provided with excellent transport links. Plenty of amazing bars, cafes, restaurants and shops are all on your door step.



## 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

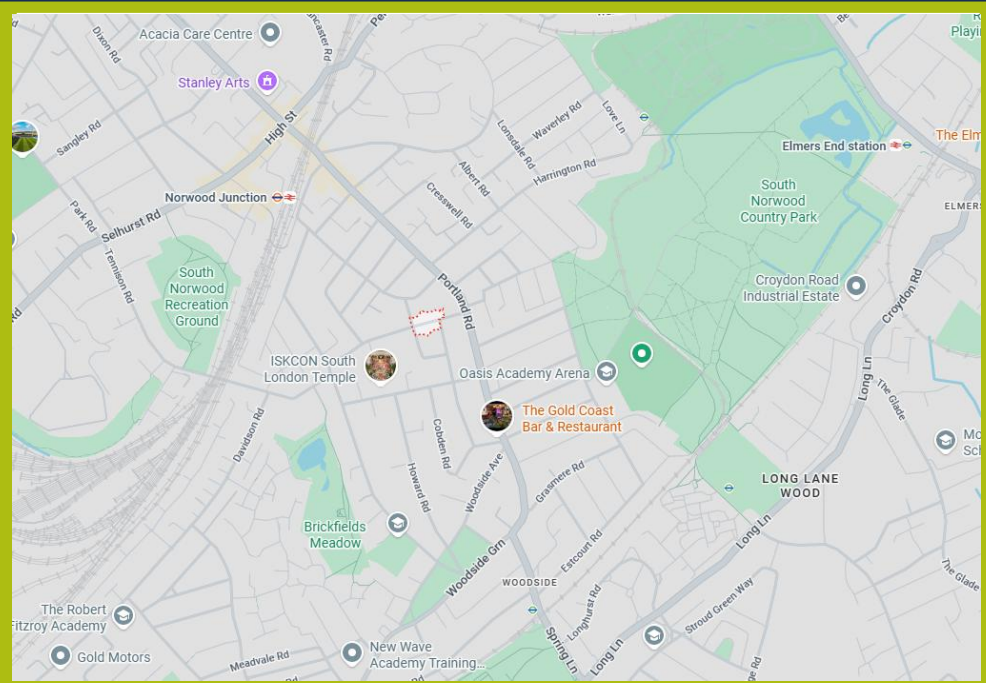
**Date Available – 23/05/2026**

**Holding deposit amount – £300**

**Security Deposit amount (Five weeks rent) – £1,500.00**

**Council Tax Band – B**

**Local Authority – Croydon Council**



**Property Type**  
Flat (Second Floor)



**Construction Type**  
Brick



**Parking**  
Parking Permit



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas / Mains



**Broadband**  
Cable



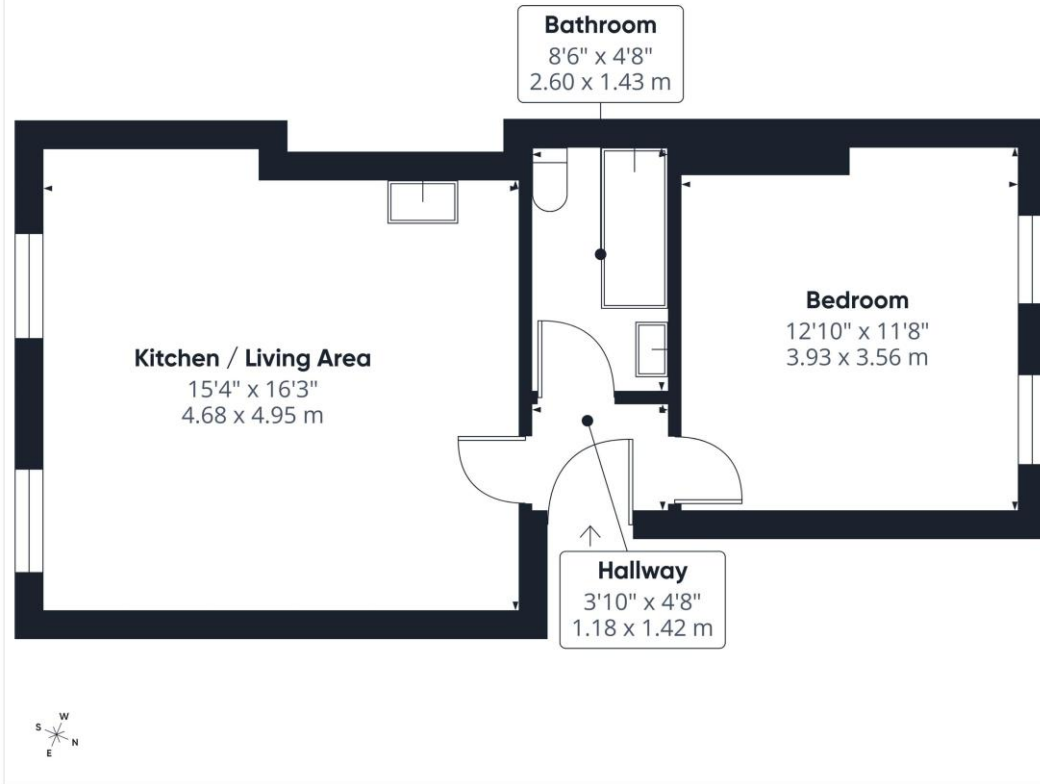
**Mobile Signal**  
Good Coverage



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



**Proposed Development in Immediate Locality?**  
None



Approximate total area<sup>1)</sup>  
467 ft<sup>2</sup>  
43.4 m<sup>2</sup>

(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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 D
39-54	E		
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

