

TO LET



Purley Grange, Brighton Road, South Croydon, CR2

£1,500.00 PCM

 **1**

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Property Description

A stunning and beautifully presented one bedroom second floor flat located on Brighton Road, South Croydon, CR2. The property comprises of a good sized living room with large windows allowing in plenty of natural light, a large double bedroom, a three piece bathroom with shower and a modern/ stylish separate kitchen.

The property benefits from double glazed windows throughout, gas central heating.

Purley Oaks & Purley station are both within a short walking distance providing you with excellent transport links. Purley War Memorial Hospital is just down the road, along with plenty of shops, parks and fields.

Viewings strictly by appointment with Samuel Estates, contact us now to arrange a viewing. This property will go fast!

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

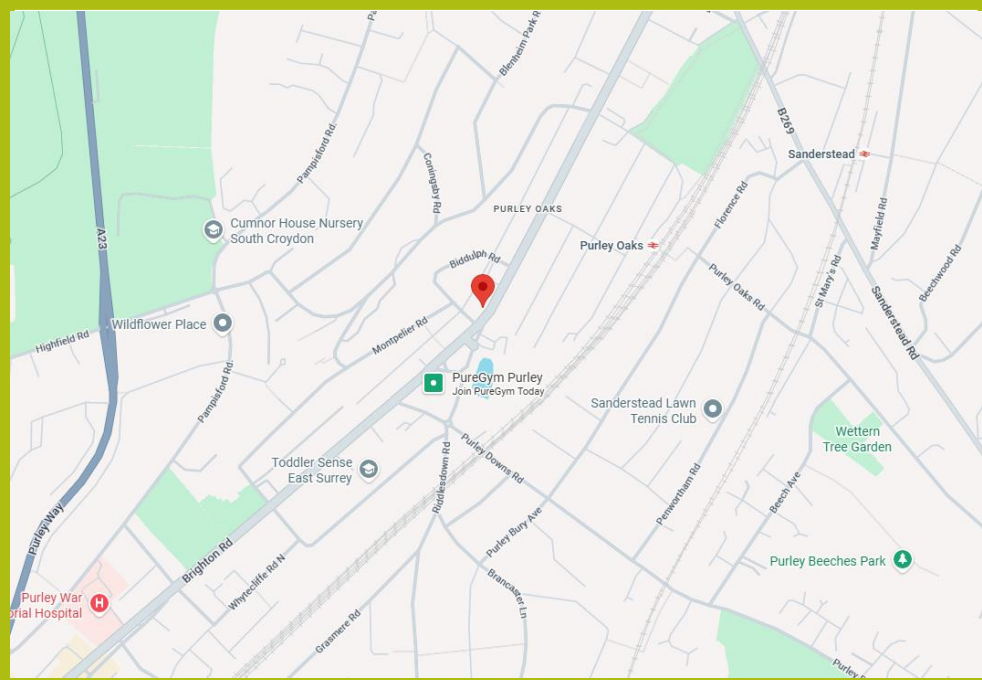
Date Available – 20/02/2026

Holding deposit amount – £346

Security Deposit amount (Five weeks rent) – £1,730.00

Council Tax Band – B

Local Authority – Croydon Council



Property Type
Flat (Second Floor)



Construction Type
Brick



Parking
No Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



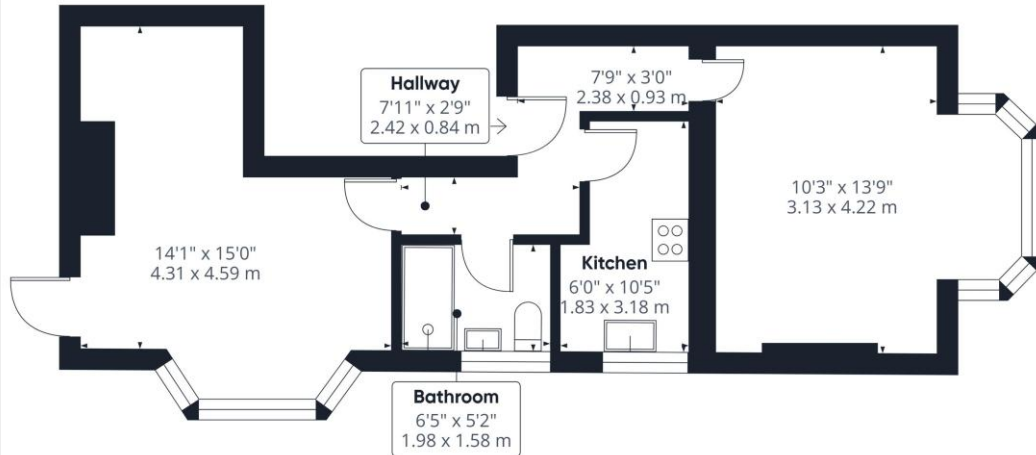
Mobile Signal
Good Coverage



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⁽¹⁾
500 ft²
46.5 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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