

**TO LET**



Portland Road, South Norwood, SE25

£1,400.00 PCM

 1

 1

  
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## Property Description

A good sized one-bedroom ground floor flat located within this gated development on Portland Road, SE25.

The property comprises of a large open-plan kitchen / living Room with plenty of space for dining, a good sized double bedroom and a three piece family bathroom with shower over bath.

The property benefits from having private outdoor area, its own entrance and is located a short walk to Norwood Junction Overground (Southern & Thameslink). Just a short walk away, 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

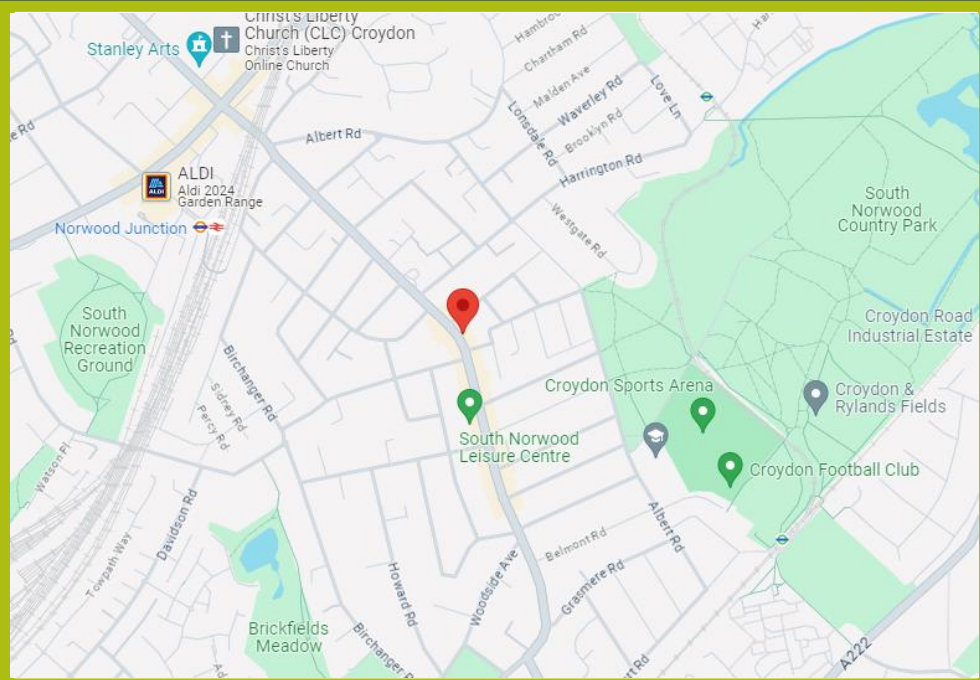
**Date Available – 31/05/2026**

**Holding deposit amount – £323**

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

**Council Tax Band – B**

**Local Authority – Croydon Council**



**Property Type**  
Flat (Ground 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

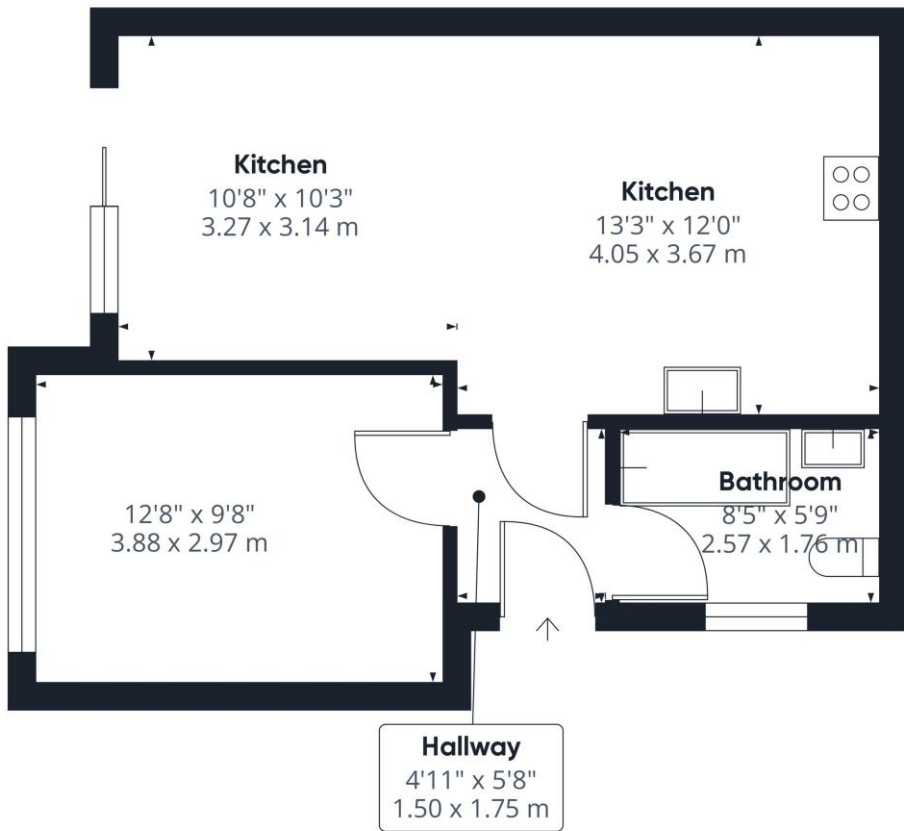


**Flood Risk**

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



**Proposed Development in Immediate Locality?**  
None



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Approximate total area<sup>1)</sup>  
487.57 ft<sup>2</sup>  
45.3 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>	78	78
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

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45 Bedford Hill,  
London, SW12 9EY  
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**Colliers Wood & Wimbledon**  
30 Watermill Way,  
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