

TO LET



samuel estates
Lettings & Sales

Purley Way Crescent, Croydon, CR0

£1,350.00 PCM

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Property Description

This bright and spacious one bedroom flat located a short walk or bus journey to West Croydon Station. The property comprises of a large open-plan kitchen/ living room, a generously sized double bedroom and a modern three-piece bathroom with shower over bath.

Additionally, the flat is conveniently situated near local facilities and different transportation options.



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

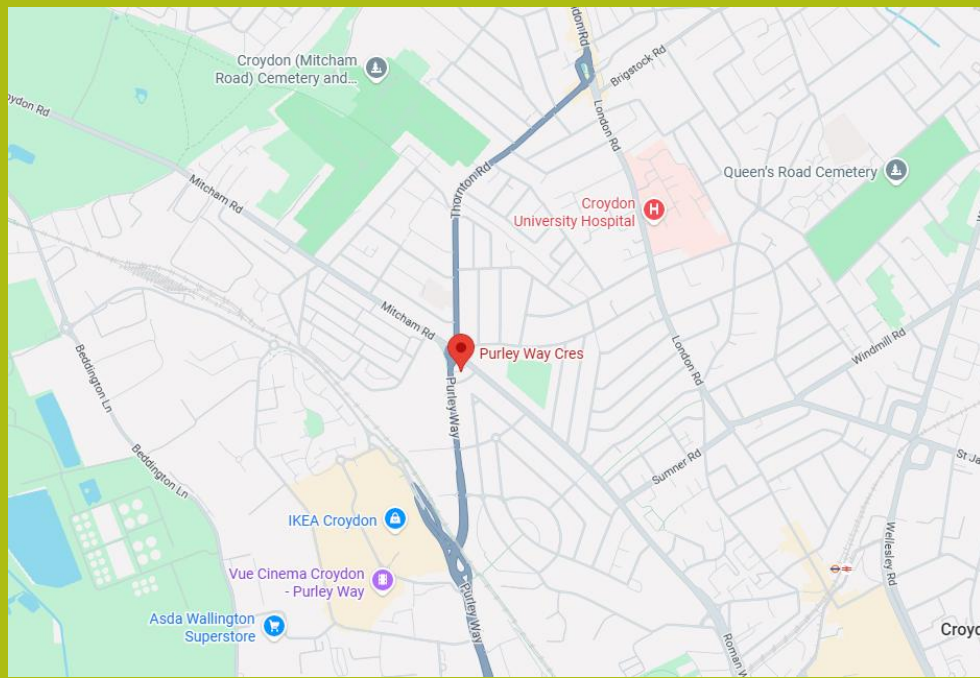
Date Available – 21/10/2026

Holding deposit amount – £311

Security Deposit amount (Five weeks rent) – £1,557.00

Council Tax Band – B

Local Authority – Croydon Council



Property Type

Flat (First 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

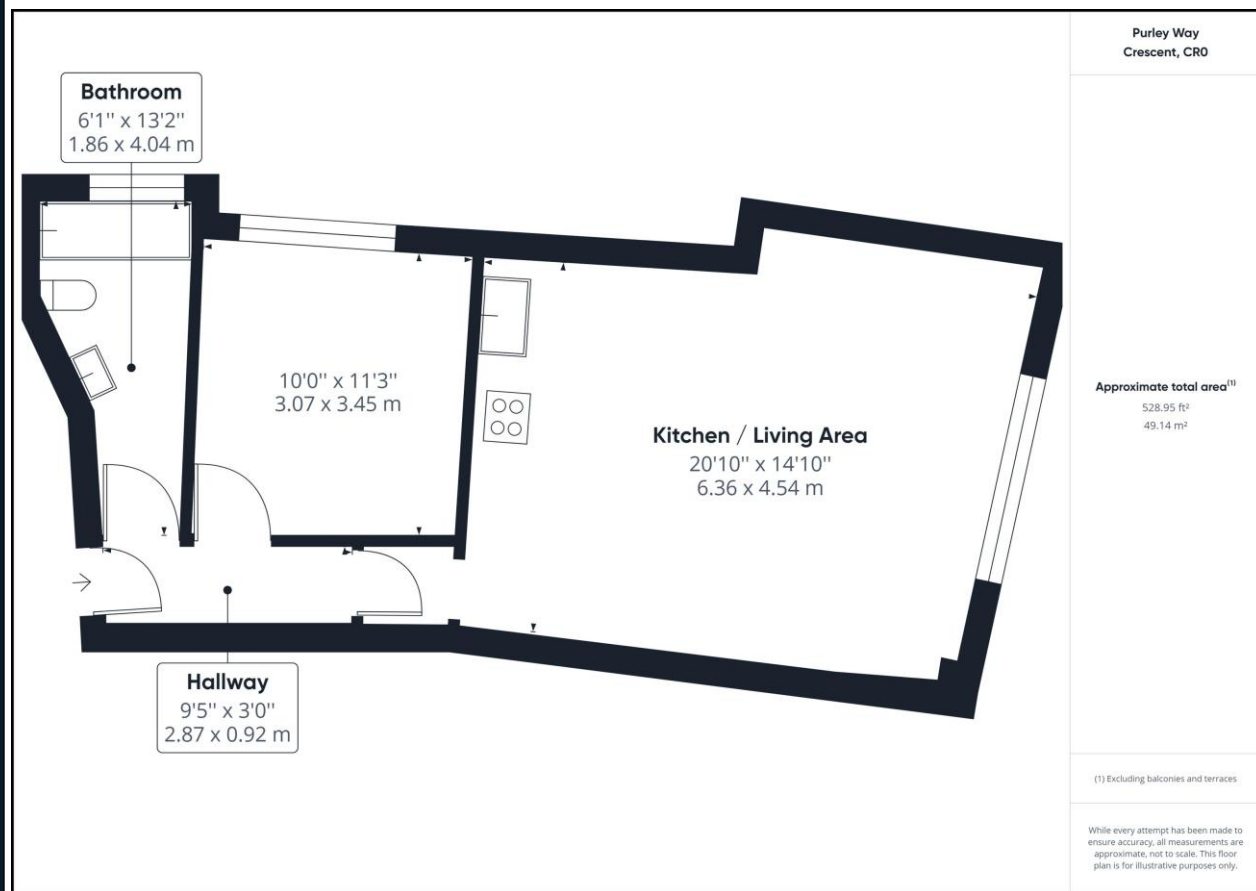
Has the property been flooded in the past five years: NO

Level of Risk: None



Proposed Development in Immediate Locality?

None



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

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