

TO LET



Limpsfield Avenue, Thornton Heath, CR7

£1,100.00 PCM

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Property Description

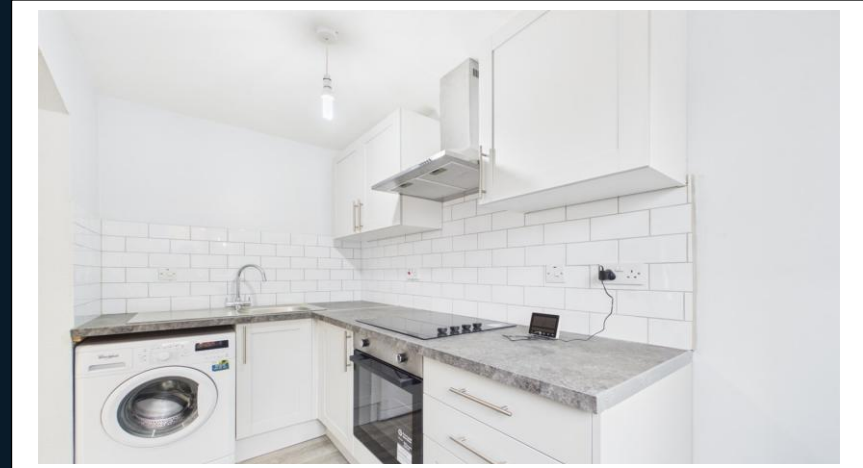
A spacious and well presented studio apartment located within the quiet and residential Limpsfield Avenue, Thornton Heath, CR7. The property comprises of a large open room with enough space to separate a living area from the bedroom, a modern kitchen and a stylish three-piece bathroom.

The property is located in the heart of Thornton Heath with easy reach to a variety of shops, such as Sainsbury's Local, as well as numerous amounts of independent food retailers dotted around the area.

Added benefits include off-street parking and double glazed windows throughout. The property is located a short walk to Croydon University Hospital and has access to plenty of bus routes.

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

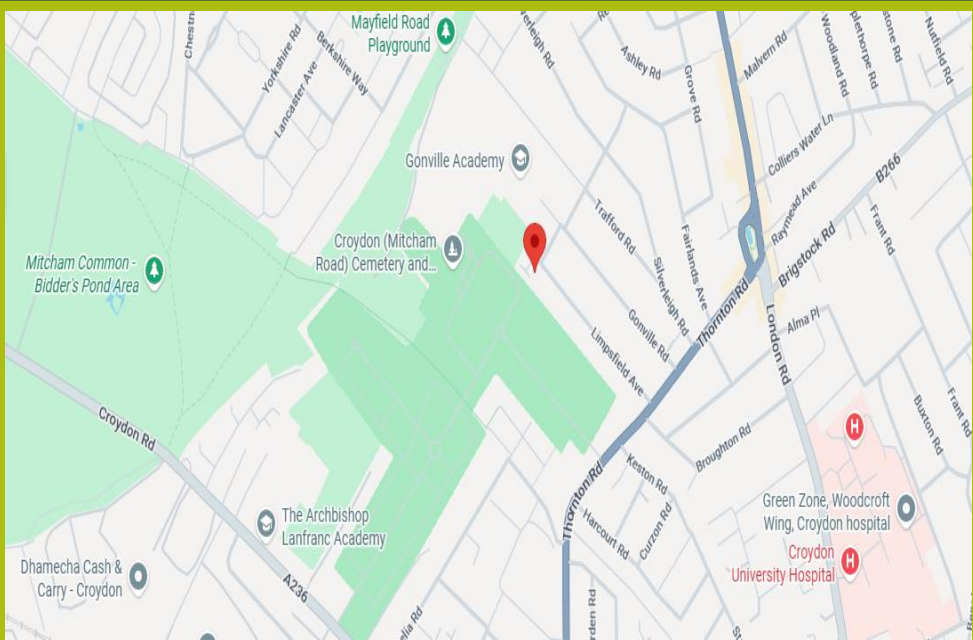
Date Available – 22/08/2026

Holding deposit amount – £253.80

Security Deposit amount (Five weeks rent) – £1,269.00

Council Tax Band – B

Local Authority – Croydon Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

Allocated Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric



Broadband

Standard / Ultrafast



Mobile Signal

Good Coverage



Flood Risk

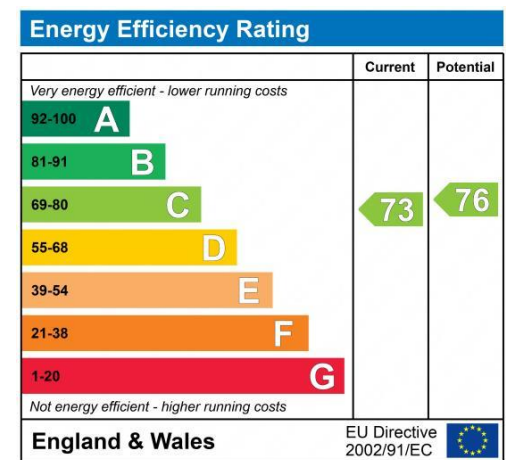
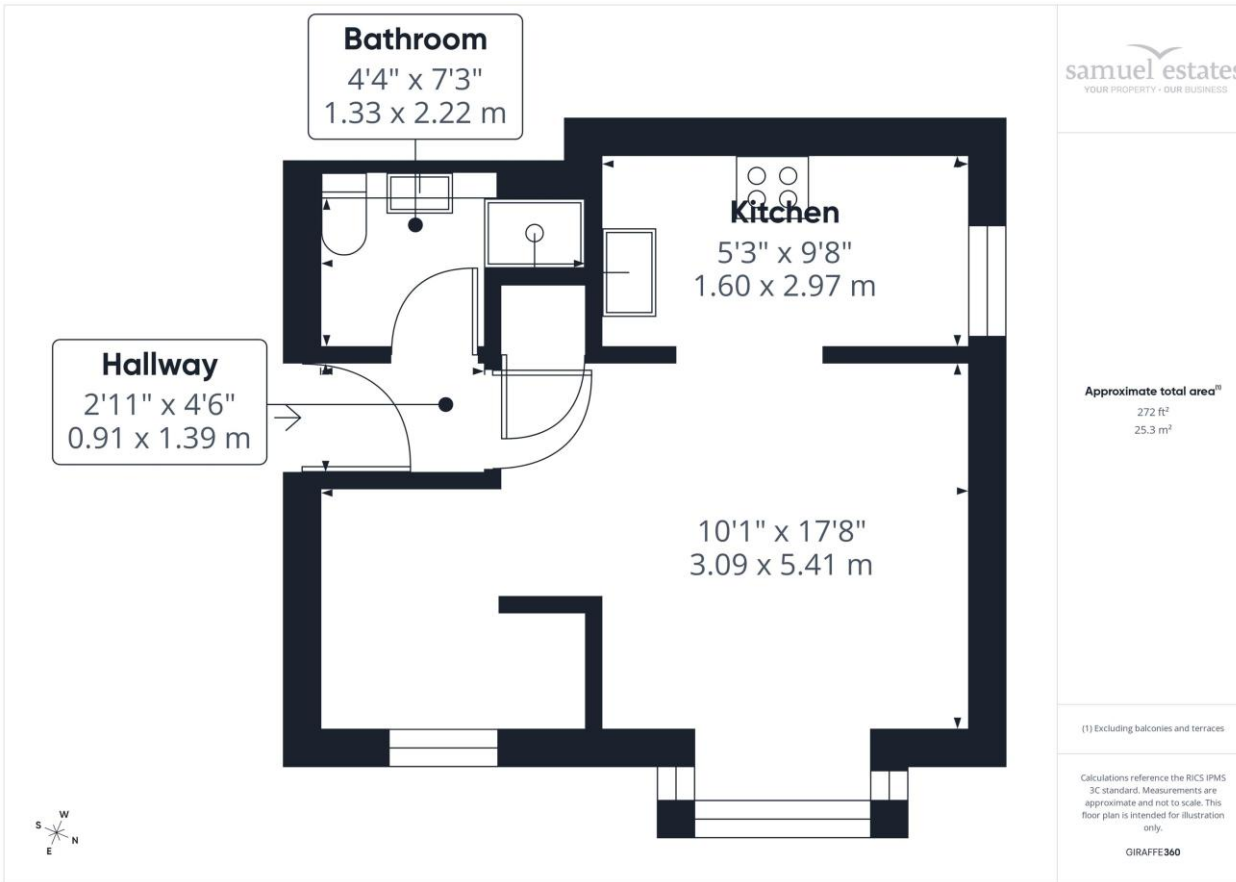
Has the property been flooded in the past five years: NO

Level of Risk: None



Proposed Development in Immediate Locality?

None



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

