

TO LET



Birdhurst Road, South Croydon, CR2

£1,350.00 PCM

 **1**

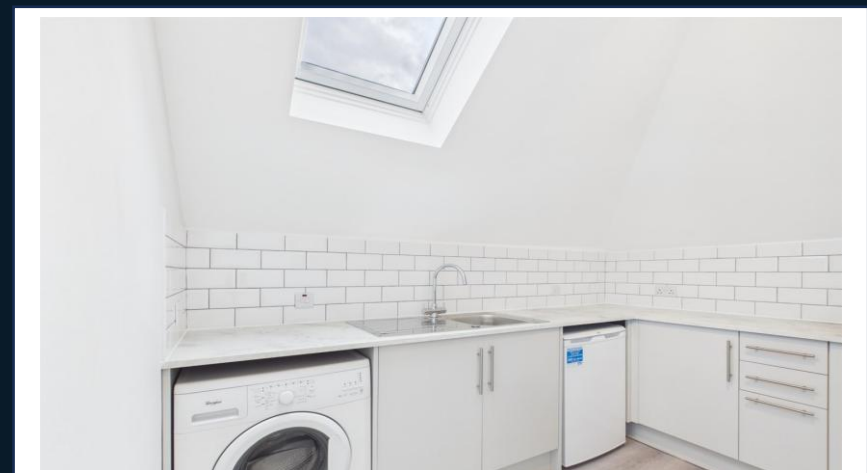
 **1**


samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

A recently refurbished and stunning one bedroom top floor flat situated on the serene and tree-lined Birdhurst Road in South Croydon, CR2. This residence features living area, a good sized bedroom, a modern separate kitchen and a contemporary three-piece bathroom complete with a hand-held shower. Throughout the property, you'll find newly installed appliances, double glazed windows and gas central heating.

Conveniently positioned, the flat is just a brief walk from South Croydon Station (Southern and Thameslink lines) and Lloyd Park Tram Stop, offering superb transportation connections. Nearby, residents will find an array of shops and ample green spaces to explore.



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

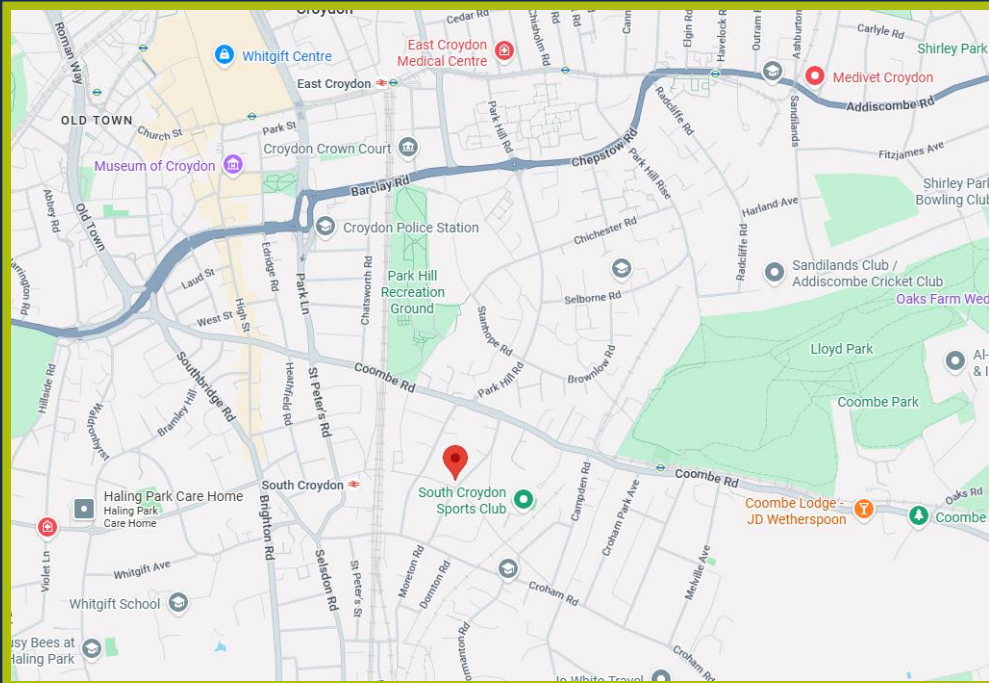
Date Available – 06/06/2026

Holding deposit amount – £311

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

Council Tax Band – C

Local Authority – Croydon Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

Parking Permit Required



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



Ground Floor



Floor 1



Approximate total area[®]
678 ft²
63 m²

Reduced headroom
34 ft²
3.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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		
55-68 D	67	68
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

