

TO LET



Lansdowne Wood Close, West Norwood, SE27

£1,500.00 PCM



**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

## Property Description

A recently decorated and stunning, one double bedroom, split level mid terraced house located just a stone's throw from West Norwood Train Station. The property comprises of an open-plan kitchen / living room, a large double bedroom and a three piece bathroom with shower over bath.

Lansdowne Wood Close is well located for West Norwood rail station (London Bridge, London Victoria) and Tulse Hill rail station (Thameslink and London Victoria).



## 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

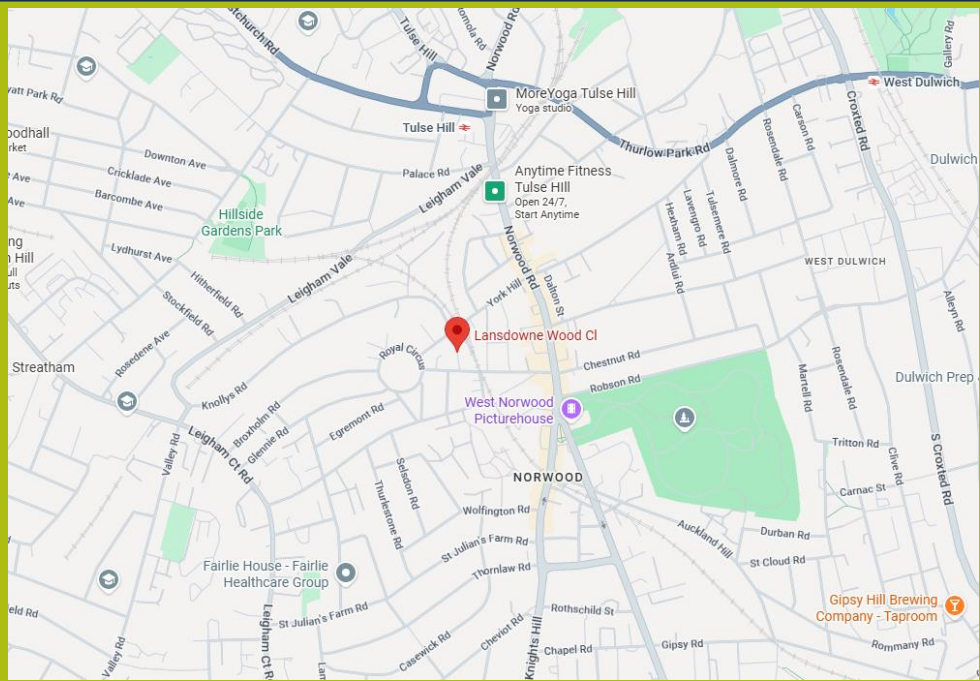
**Date Available – 14/01/2026**

**Holding deposit amount – £346**

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

**Council Tax Band – C**

**Local Authority – Lambeth Council**



**Property Type**

House (Terraced)



**Construction Type**

Brick



**Parking**

Parking Permit



**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



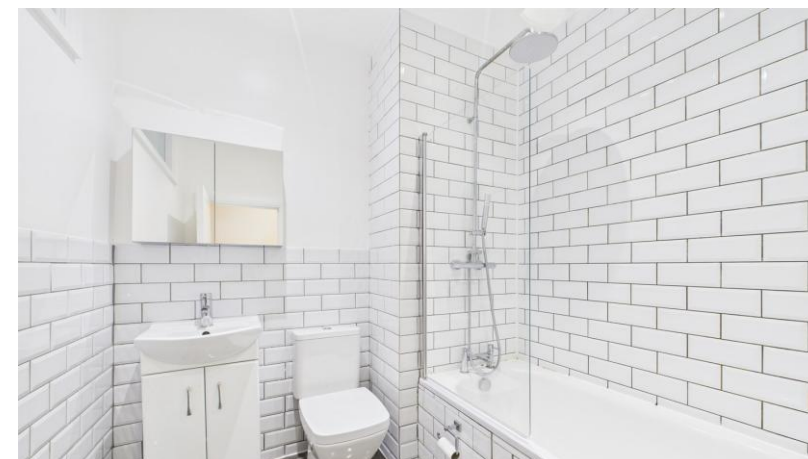
samuel estates  
YOUR PROPERTY • OUR BUSINESS

Approximate total area<sup>(1)</sup>  
433 ft<sup>2</sup>  
40.2 m<sup>2</sup>

(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 <b>A</b>		
81-91 <b>B</b>		89
69-80 <b>C</b>	72	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

**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



samuelestates.com