

TO LET



Coombe Avenue, Croydon, CR0

£1,300.00 PCM

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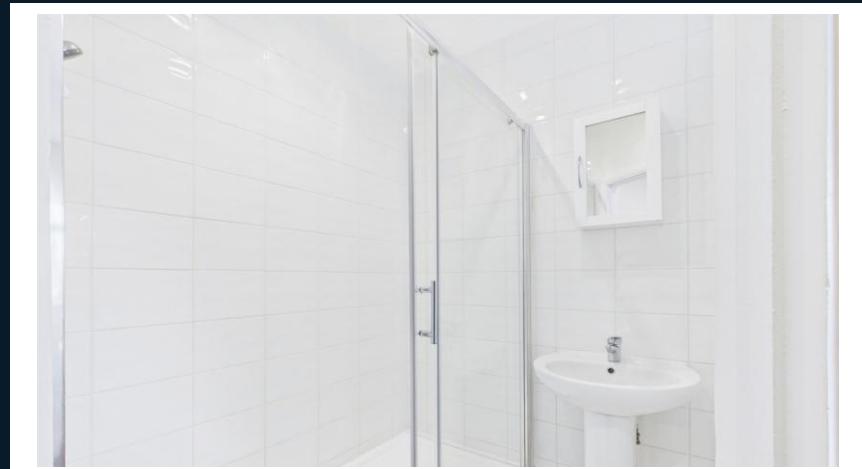
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## Property Description

A recently redecorated and well presented one bedroom first floor flat located within a quiet street. The property comprises of a large living room, a good sized living room, a separate kitchen, a shower room and separate W/C.

The property is located a short walk to the wide open spaces of Lloyd Park and a short bus journey to Croydon central offering you plenty of bars, shops and restaurants at the Centrale Shopping Centre. Lloyd Park Tram line and plenty of bus routes are on your doorstep.



## 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

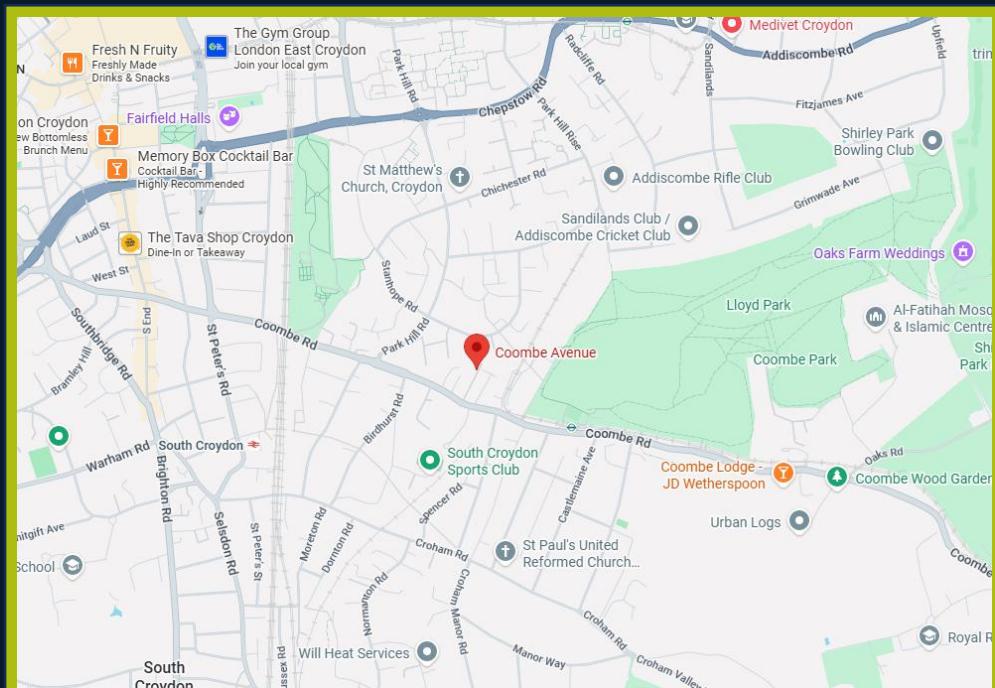
**Date Available** – 08/01/2026

**Holding deposit amount** – £300

**Security Deposit amount (Five weeks rent)** – £1,500.00

**Council Tax Band** – B

**Local Authority** – Croydon Council



**Property Type**  
Flat (Fifth Floor)



**Construction Type**  
Brick



**Parking**  
No Parking



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric



**Broadband**  
Cable



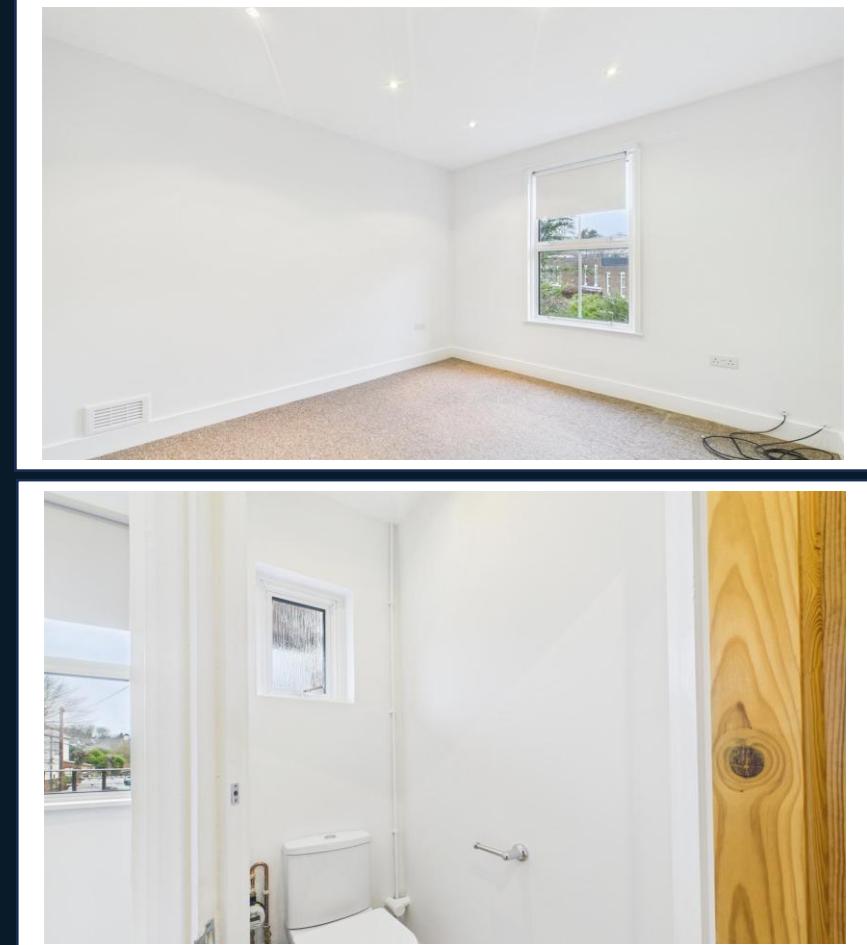
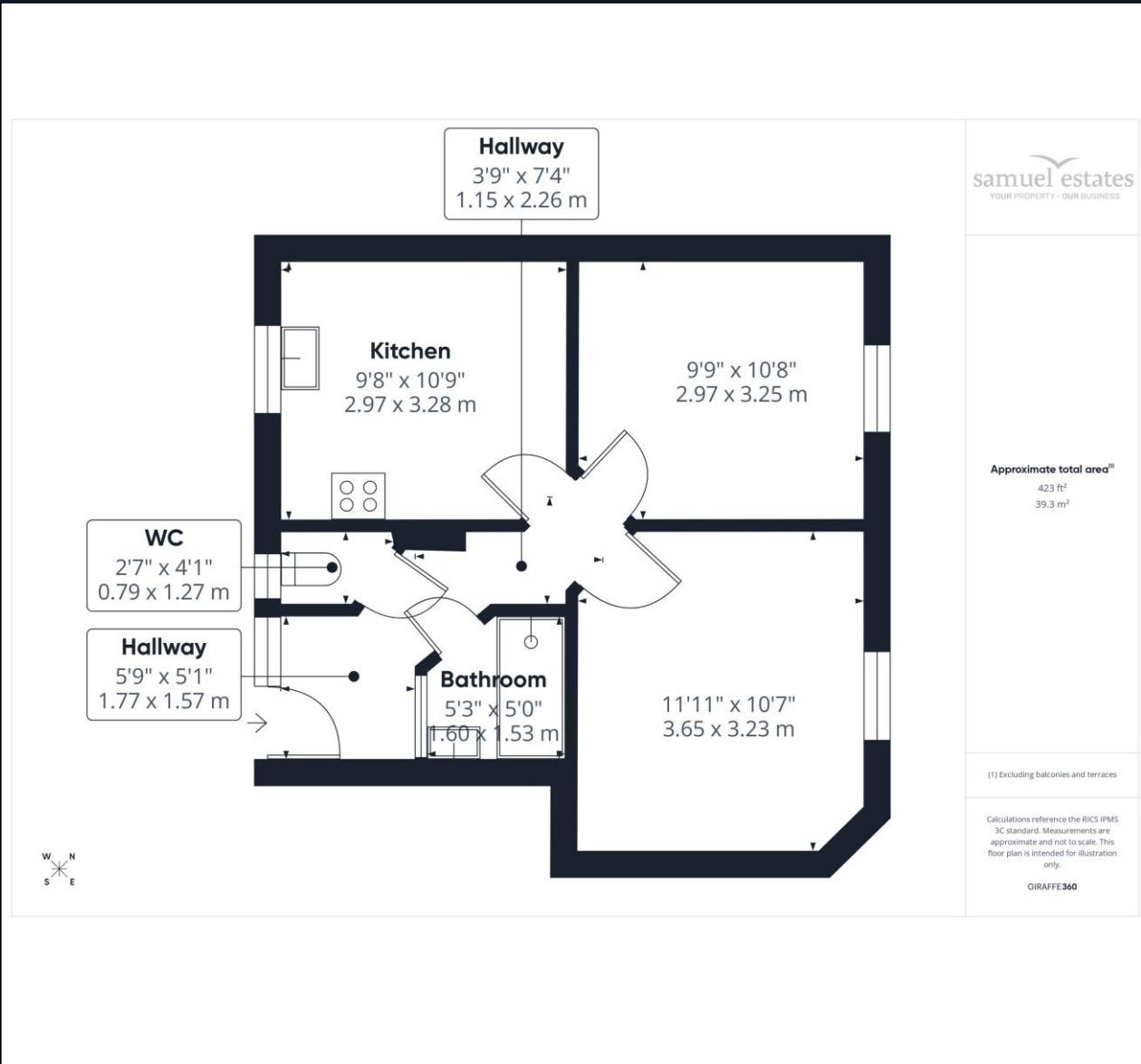
**Mobile Signal**  
Good Coverage



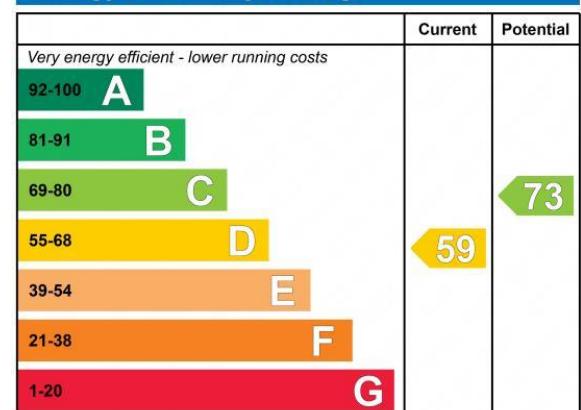
**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Level of Risk: None



**Proposed Development in Immediate Locality?**  
None



### Energy Efficiency Rating



**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