

TO LET



samuel estates
Lettings & Sales

Wetherby Court, South Norwood Hill, SE25

£1,000.00 PCM

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Property Description

A lovely and spacious studio flat located on quiet residential South Norwood Hill.

The property comprises of a large open room with enough space to separate a living area from the bedroom, a open-plan kitchen, a modern three piece bathroom with shower over bath. Added benefits include double glazed windows throughout and has been newly decorated throughout.

Norwood Junction is a short walk away or a quick bus journey offering good transport links. The property is perfect for a single person or a couple needing a little extra space in a studio.

Viewings are strictly by appointment with Samuel Estates, contact us now to arrange a viewing.

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 – 06/05/2026

Holding deposit amount – £230

Security Deposit amount (Five weeks rent) – £1,788.00

Council Tax Band – A

Local Authority – Croydon Council



Property Type

Flat (Studio)



Construction Type

Brick



Parking

No Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric



Broadband

Fibre



Mobile Signal

Good



Flood Risk

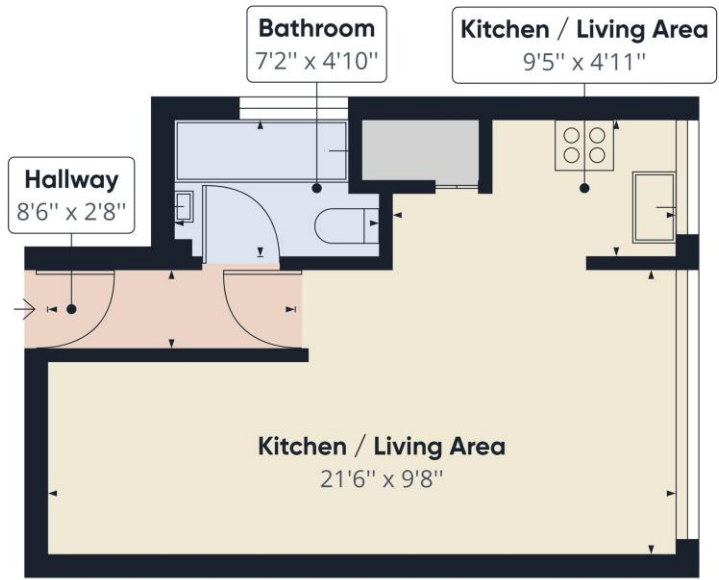
Has the property been flooded in the past five years: NO

Level of Risk: None



Proposed Development in Immediate Locality?

None



C408P1-264

Approximate total area⁽¹⁾
300.35 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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		
	51	80

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