

**TO LET**



**Coombe Road, CR0**

**£1,700.00 PCM**

 **2**

 **2**

  
**samuel estates**  
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## Property Description

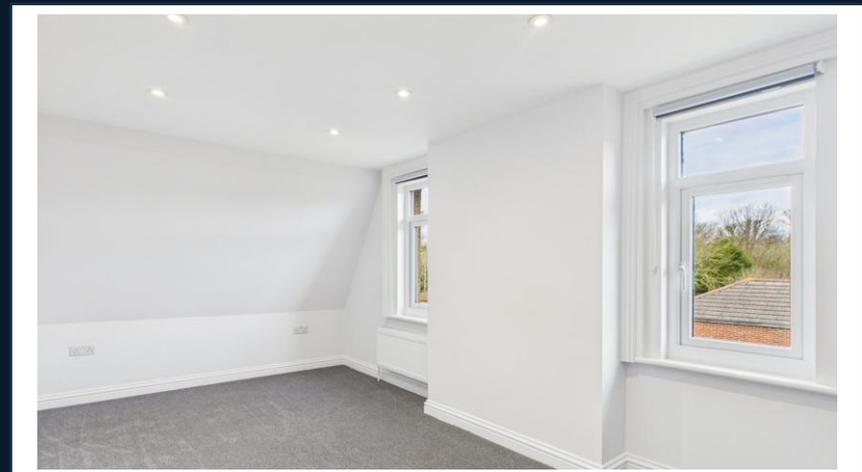
A well-presented two-bedroom apartment situated on Coombe Road. The property offers two spacious double bedrooms and benefits from two separate bathrooms, providing convenience and flexibility for residents.

The apartment features a bright and comfortable lounge, ideal for relaxing or entertaining, along with a separate modern fitted kitchen equipped with contemporary appliances and ample storage space. The layout provides a practical separation between living and cooking areas, making the property both functional and comfortable. The property further benefits from an allocated parking space.

Located in a vibrant and well-connected area, the neighbourhood offers a diverse town centre with a wide range of shops, boutiques, cafés, and restaurants to suit all tastes. The lively local street market provides fresh produce, crafts, and unique finds for both residents and visitors. With excellent transport links, including multiple bus routes and the nearby East Croydon railway station, the property is ideally positioned for commuters travelling into Central London and beyond. The area also

## 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** – 17/01/2026

**Holding deposit amount** – £392.00

**Security Deposit amount (Five weeks rent)** – £1,961.00

**Council Tax Band** – C

**Local Authority** – Croydon Council



**Property Type**

Apartment (Top Floor Flat)



**Construction Type**

Brick



**Parking**



**Listed Building Status**

None



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Gas



**Broadband**

Superfast



**Mobile Signal**

Excellent



**Flood Risk**

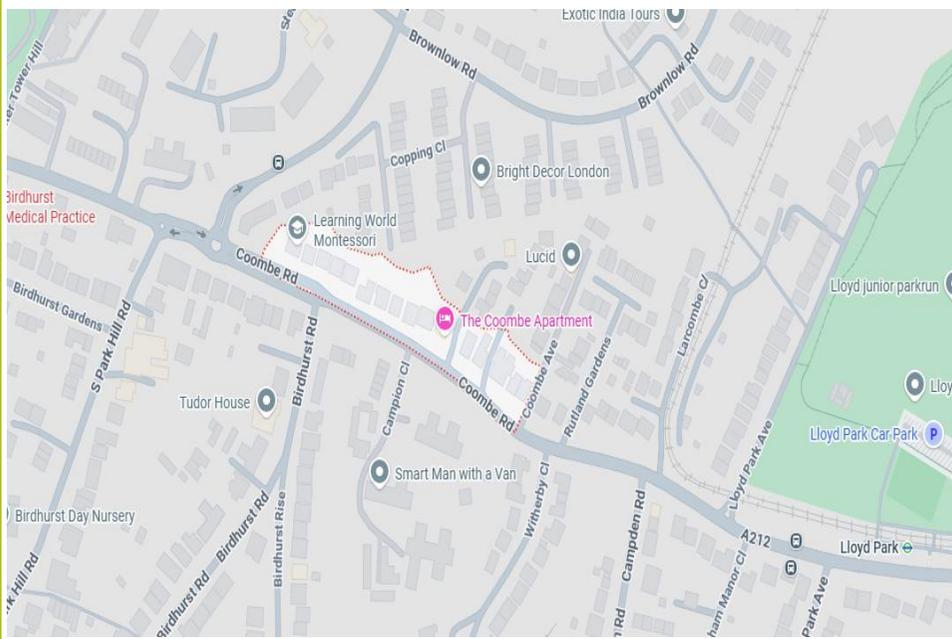
Has the property been flooded in the past five years: **NO**

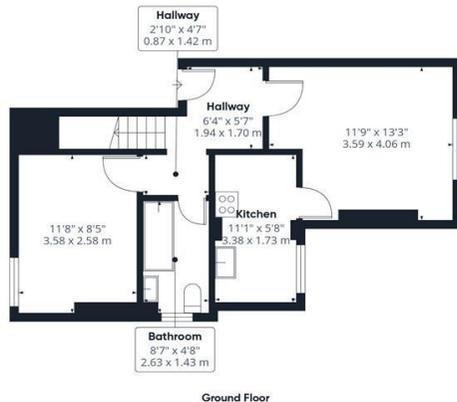
Level of Risk: **None**



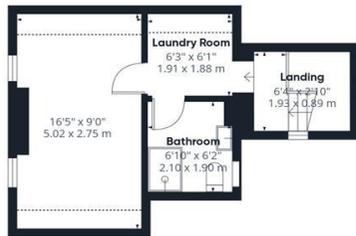
**Proposed Development in Immediate Locality?**

None





Ground Floor



Floor 1

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Approximate total area<sup>m</sup>  
660 ft<sup>2</sup>  
61.3 m<sup>2</sup>

Reduced headroom  
33 ft<sup>2</sup>  
3.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 2C 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>		
69-80 <b>C</b>		
55-68 <b>D</b>		
	54	63

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