

TO LET



Limpsfield Avenue, Thornton Heath, CR7

£1,100.00 PCM

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Property Description

A spacious and well-presented studio apartment located within the quiet and residential Limpsfield Avenue, Thornton Heath, CR7. The property comprises of a large open room with enough space to separate a living area from the bedroom, a modern kitchen and a stylish three-piece bathroom.

The property is in the heart of Thornton Heath with easy reach to a variety of shops, such as Sainsbury's Local, as well as numerous amounts of independent food retailers dotted around the area.

Added benefits include off-street parking and double-glazed windows throughout. The property is located a short walk to Croydon University Hospital and has access to plenty of bus routes.

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

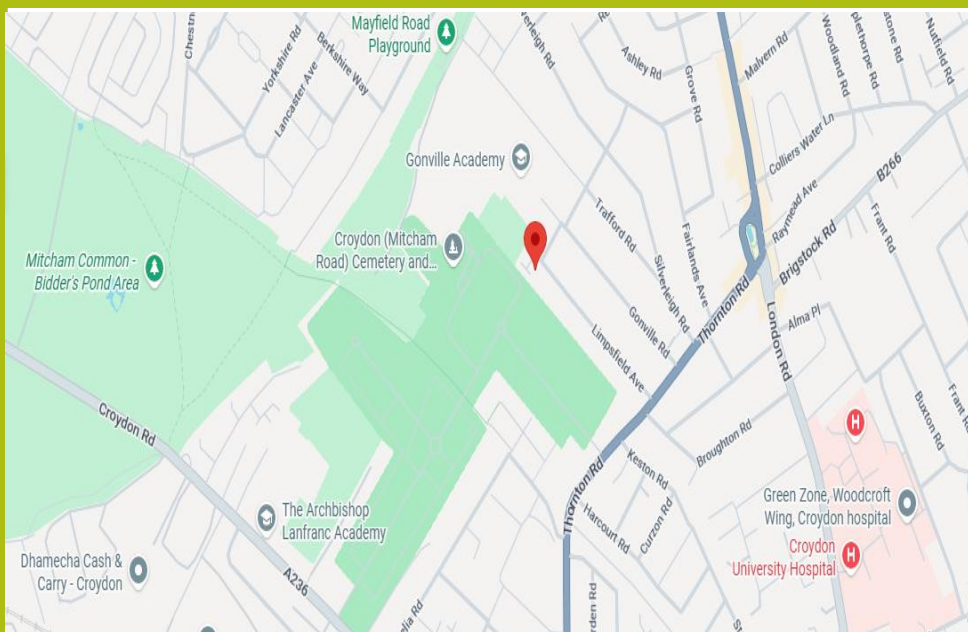
Date Available – 15/08/2026

Holding deposit amount – £253.80

Security Deposit amount (Five weeks rent) – £1,269.00

Council Tax Band – B

Local Authority – Croydon Council



Property Type

Flat (Studio)



Construction Type

Brick



Parking

Allocated Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric



Broadband

Standard / Ultrafast



Mobile Signal

Good Coverage



Flood Risk

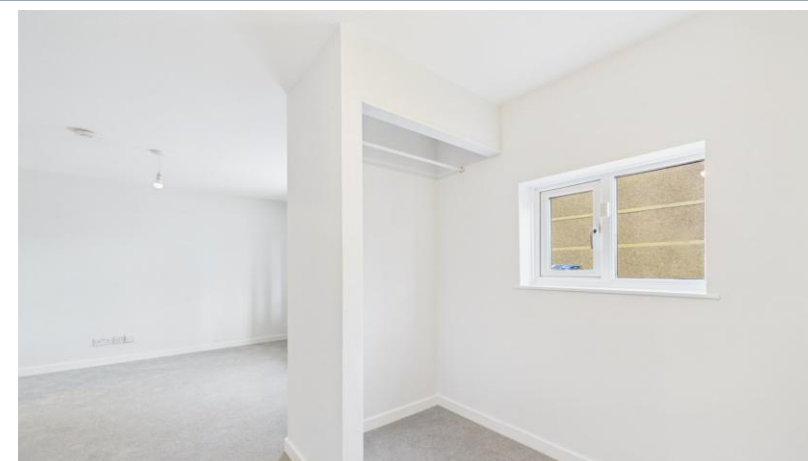
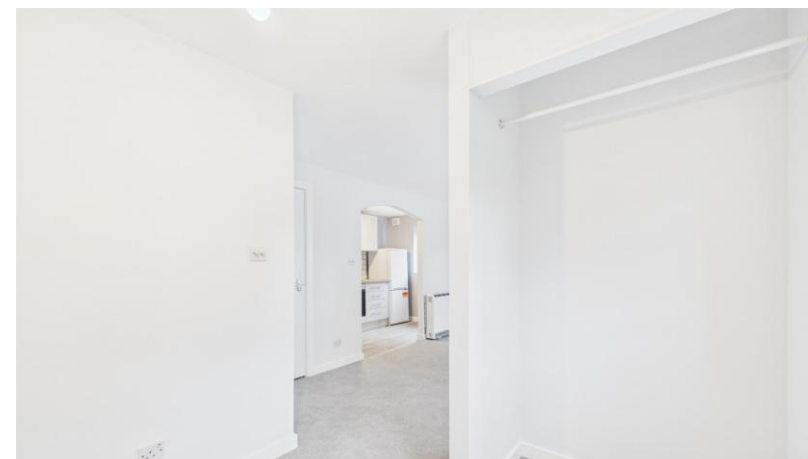
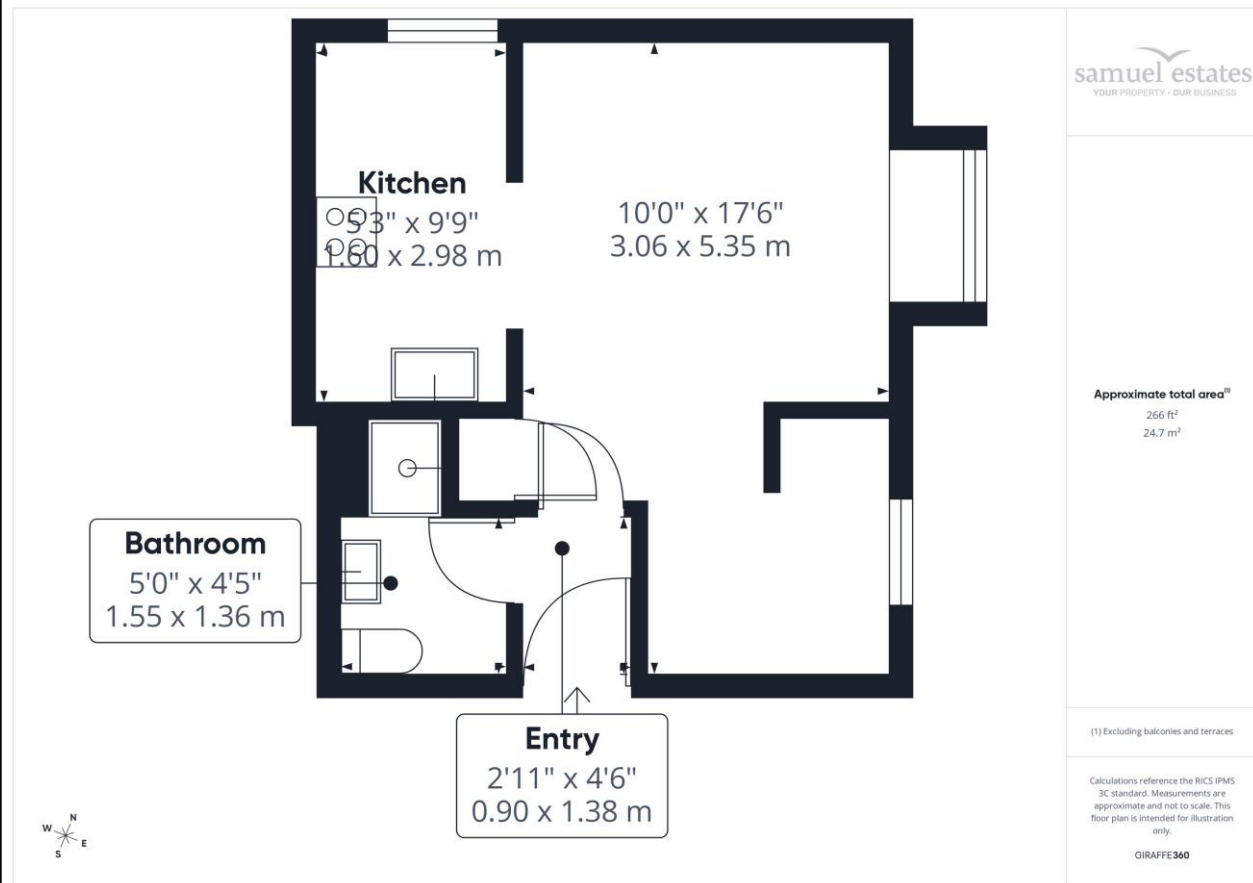
Has the property been flooded in the past five years: NO

Level of Risk: None



**Proposed Development
in Immediate Locality?**

None



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	73	79
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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45 Bedford Hill,
London, SW12 9EY
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Colliers Wood & Wimbledon
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