

TO LET



Osborne Road, Thornton Heath, CR7

£1,600.00 PCM

 **2**

 **1**


samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

A beautifully presented and spacious two bedroom ground floor flat located on the quiet residential Osbourne Road, Thornton Heath, CR7.

The property comprises of a spacious reception room which leads into a modern fully equipped separate kitchen, a stunning bathroom with bath and a separate shower, a large double bedroom with large bay windows that allow in plenty of natural light, and a smaller double bedroom. Added benefits include gas central heating, double glazed windows in each room and hard wood flooring throughout.

The property is located a 15 minute walk to Thornton Heath Train Station (Southern) as well as many bus links providing you with good transport links. Many local shops, pubs and popular restaurants are only a short walk away.



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

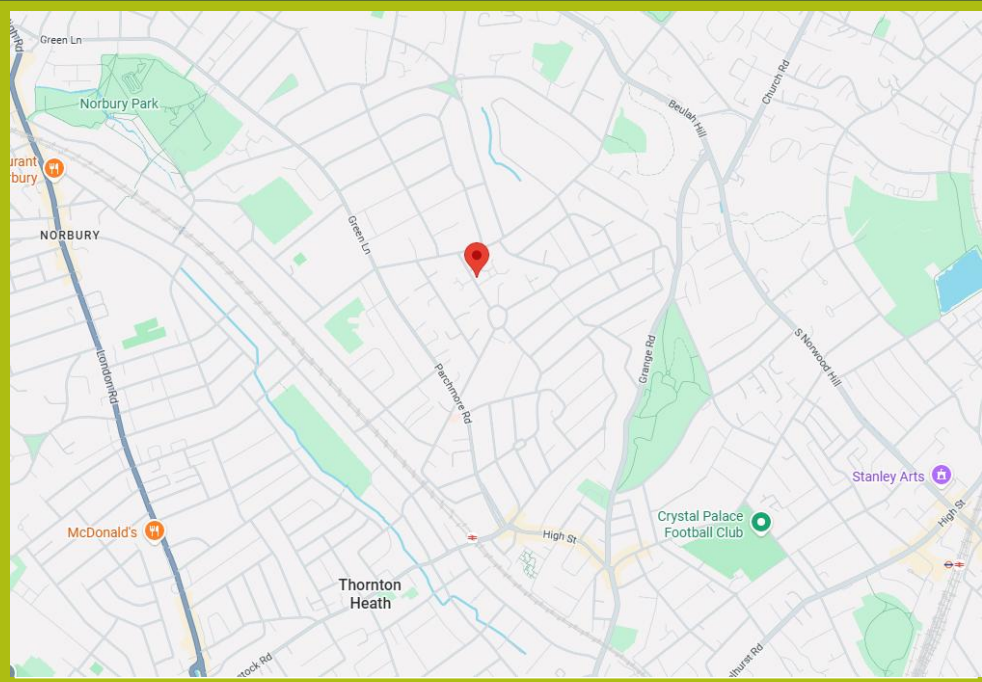
Date Available – 06/10/2025

Holding deposit amount – £369

Security Deposit amount (Five weeks rent) – £1,846.00

Council Tax Band – B

Local Authority – Croydon Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Free Street Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



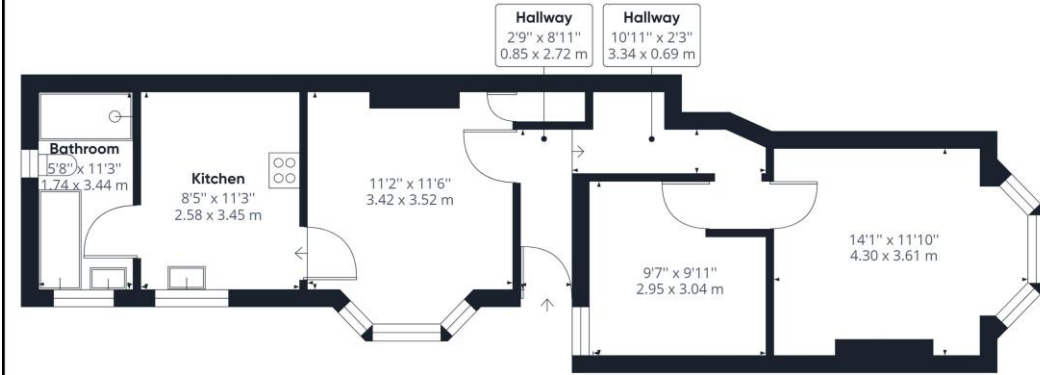
Mobile Signal
Good Coverage



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



Proposed Development in Immediate Locality?
None



Approximate total area⁽¹⁾
624.96 ft²
58.06 m²

(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	67	76
39-54 E		
21-38 F		
1-20 G		

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

