

**TO LET**



**Park Lane, Croydon, CR0**

**£1,700.00 PCM**

 **2**

 **1**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

## Property Description

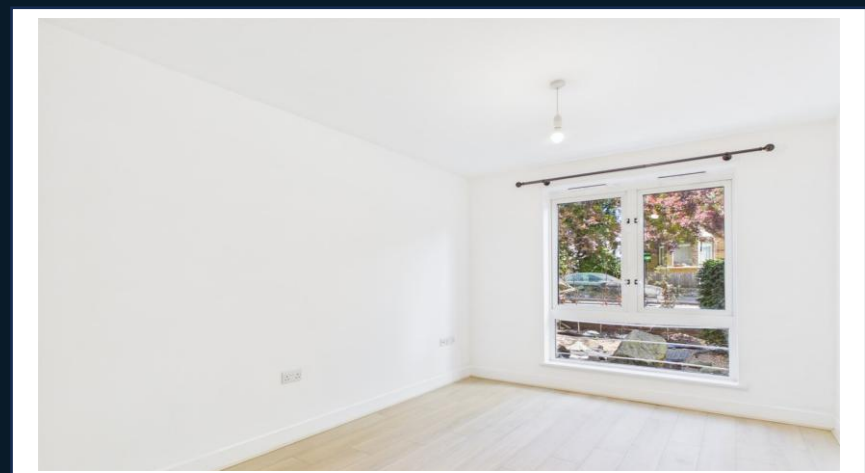
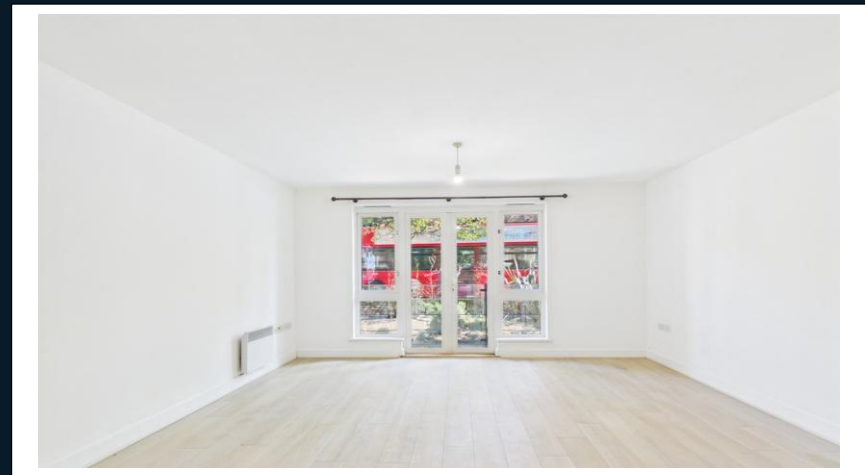
A spacious and well-presented ground floor flat featuring two generous double bedrooms, ideally situated within a short walk of Croydon Town Centre and East Croydon Station. The property offers a bright and expansive open-plan reception room with a fully fitted kitchen and ample dining space, alongside two well-proportioned double bedrooms and a contemporary three-piece bathroom with a shower over the bath.

Additional benefits include a private terrace and a secure communal entrance. The popular Whitgift Centre is just a short stroll away, offering a wide range of retail options, while the high street boasts a variety of well-known restaurants and bars, including the vibrant BoxPark Croydon. East Croydon Station is also nearby, providing excellent transport links, including direct services to Gatwick Airport.

This property is ideal for a young family or two sharers seeking extra space while enjoying a convenient location close to the heart of Croydon.

## 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

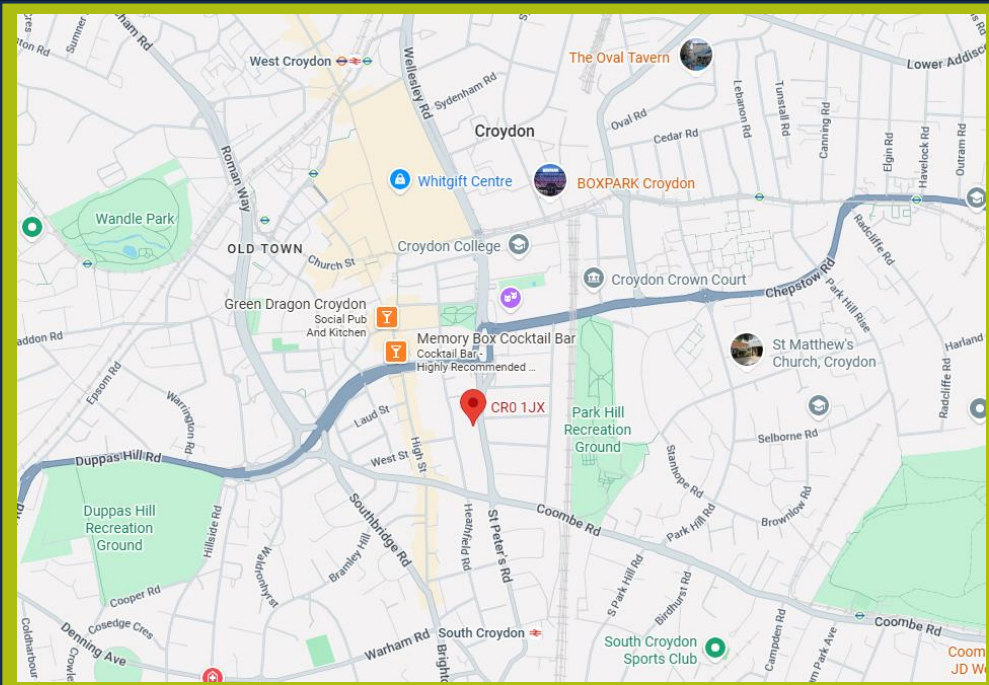
Date Available – 09/05/2026

Holding deposit amount – £392

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

Council Tax Band – E

Local Authority – Croydon Council



**Property Type**  
Flat (Ground 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

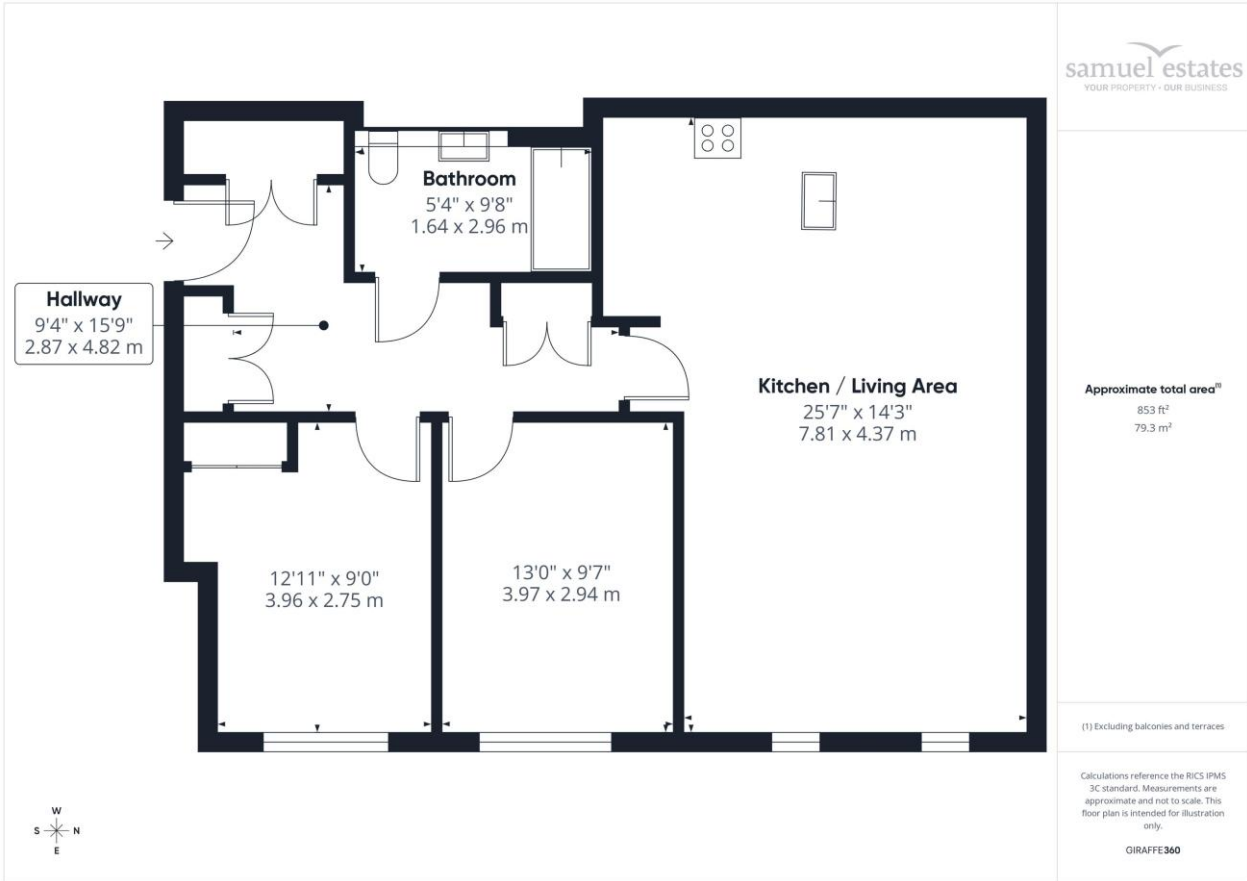


**Flood Risk**

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



**Proposed Development in Immediate Locality?**  
None



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	75	83
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

**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

