

**TO LET**



samuel estates  
Lettings & Sales

**Rowland Court, Croydon, CR0**

**£1,400.00 PCM**

 **1**

 **1**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

## Property Description

This beautifully presented one-bedroom top floor flat has recently been redecorated and is situated just a few minutes' walk from East Croydon. The flat features a generously sized double bedroom with stunning views, an open-plan kitchen/living room with ample space, and a modern three-piece bathroom equipped with a shower over the bath.

The flat benefits from large double-glazed windows that let in plenty of natural light and comes with gated allocated parking. It is conveniently located next to a tram stop, as well as being a short distance from both East Croydon Station (Southern & Thameslink) and the popular Centrale shopping centre. This property is ideal for a couple or a single person who requires additional space and excellent transportation links.



## 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

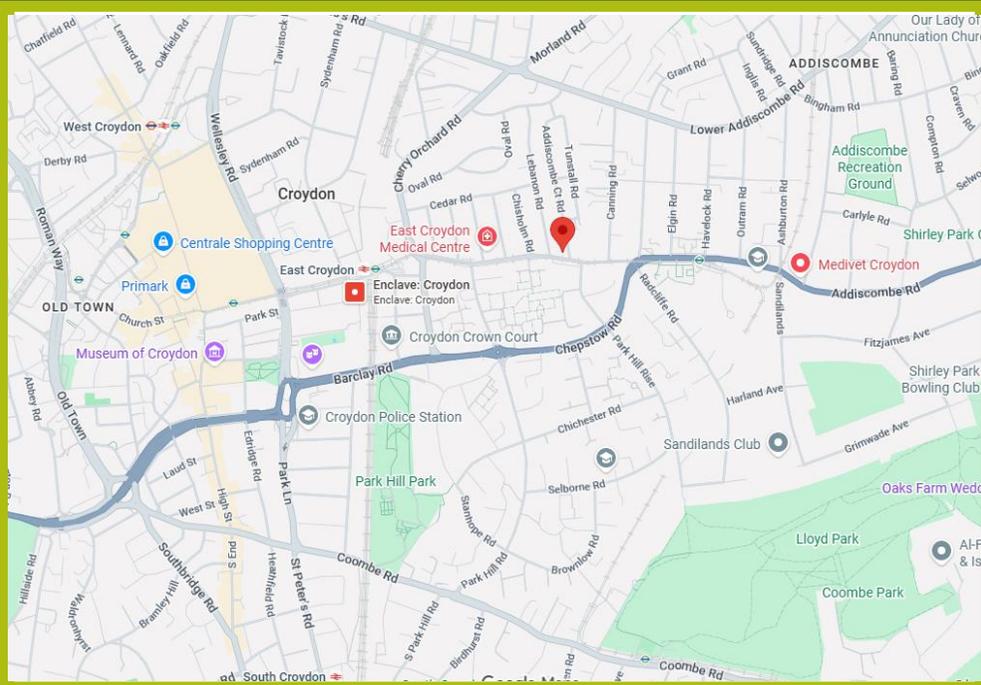
**Date Available – 30/04/2026**

**Holding deposit amount – £323**

**Security Deposit amount (Five weeks rent) – £1,615.00**

**Council Tax Band – B**

**Local Authority – Croydon Council**



**Property Type**  
Flat (Top Floor Flat)



**Construction Type**  
Brick



**Parking**  
Allocated 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



**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

**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>		73
55-68 <b>D</b>	59	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

