

TO LET



Pixton Way, New Addington, CR0

£1,250.00 PCM



samuel estates
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Property Description

A well presented and spacious one bedroom flat located on the quiet and residential Woodpecker Mount, Pixton Way, CR0. The property comprises of a large open-plan modern kitchen/ reception room with large windows allowing in plenty of natural light, a good sized double bedroom, and a three piece bathroom with shower over bath.

Added benefits include double glazed windows throughout, gas central heating and one parking permit.

The property is located a short walk to Gravel Hill Tram stop providing you with good transport links along with plenty of shops close by.



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

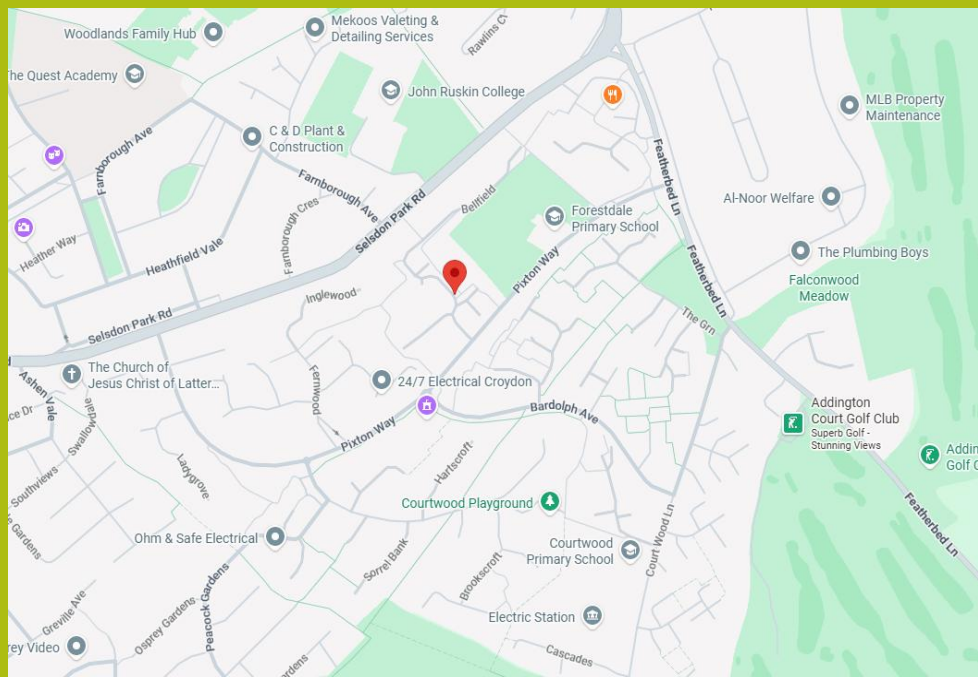
Date Available – 08/10/2026

Holding deposit amount – £288.46

Security Deposit amount (Five weeks rent) – £1,442.30

Council Tax Band – B

Local Authority – Croydon Council



Property Type

House (Semi Detached)



Construction Type

Brick



Parking

Parking Permit



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Mains



Broadband

Standard / Superfast



Mobile Signal

Good Coverage



Flood Risk

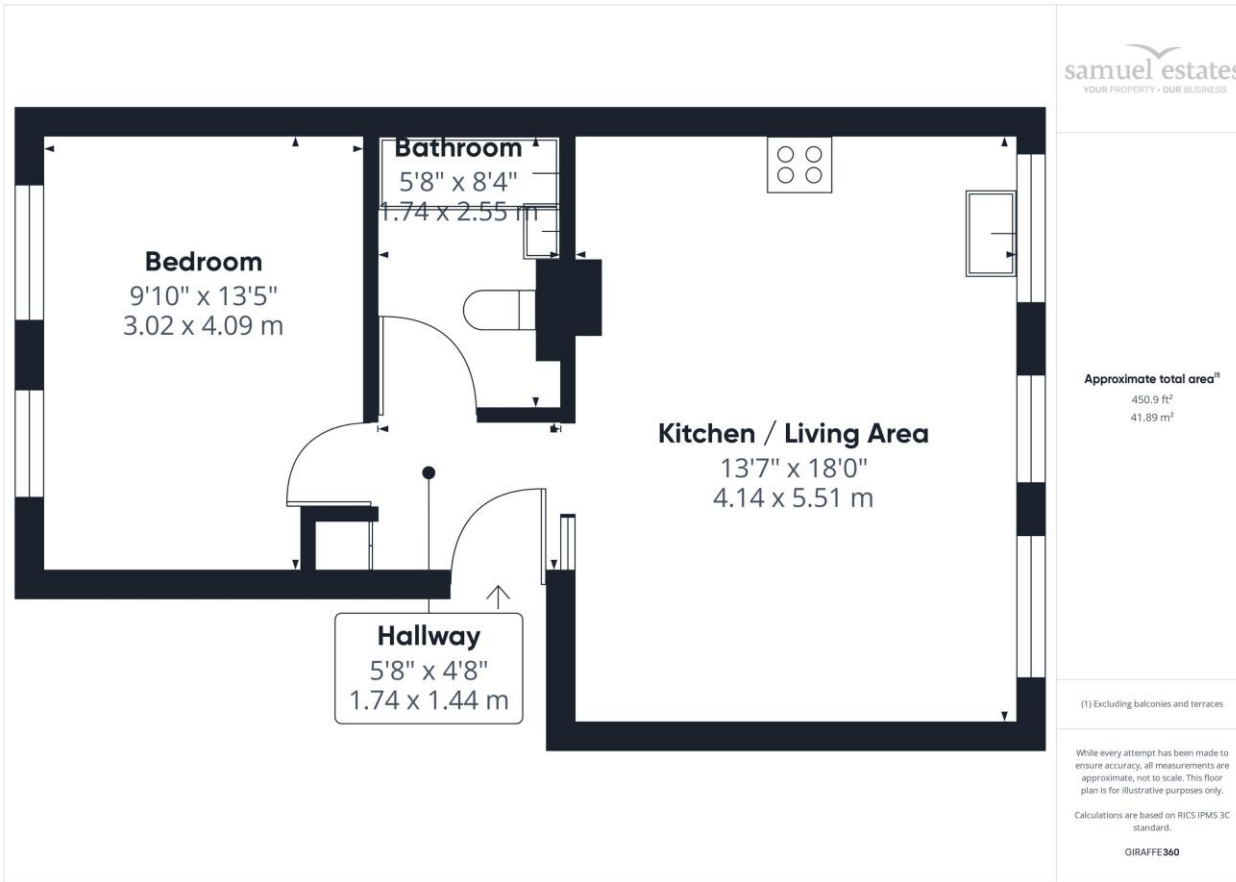
Has the property been flooded in the past five years: NO

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		
55-68 D	65	68
39-54 E		
21-38 F		
1-20 G		

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