

**TO LET**



High Street, Croydon, CR0

£1,750.00 PCM

 3

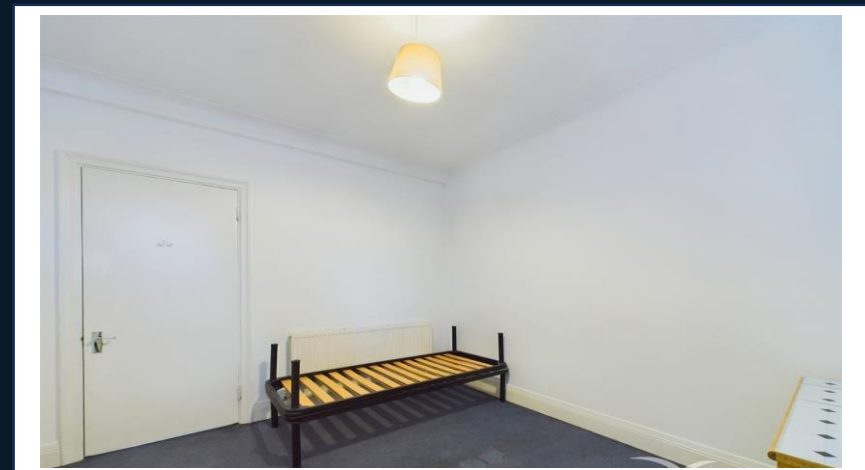
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## Property Description

Nestled in the highly sought-after Croydon area, this expansive three-bedroom apartment greets you with a spacious hallway extending through the property. Inside, discover three generously sized double bedrooms and a sizable reception room. The apartment boasts a well-appointed kitchen with appliances, along with a separate bathroom and toilet. Illuminated by natural light, it's ready for immediate occupancy.

Conveniently positioned on the High Street, mere steps from East & West Croydon Mainline Train Stations, and surrounded by a variety of eateries, shops, and entertainment options, this unfurnished property is available for your consideration.



## 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

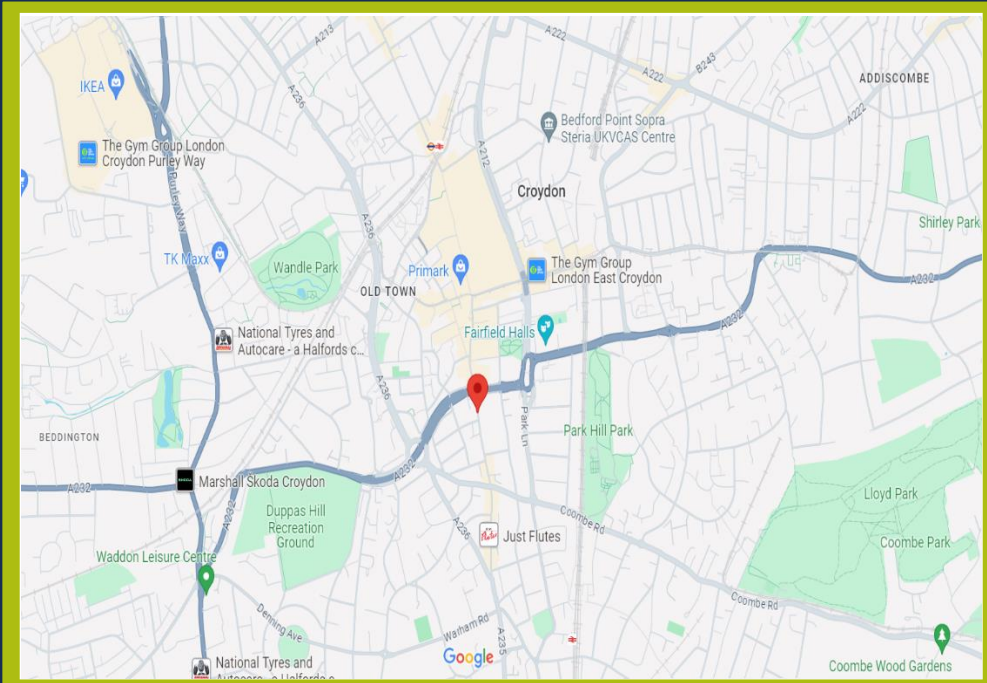
**Date Available – 04/05/2024**

**Holding deposit amount – £403.00**

**Security Deposit amount (Five weeks rent) – £2,019.23**

**Council Tax Band – C**

**Local Authority – Croydon Council**



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



**Construction Type**  
Brick



**Parking**  
No Parking



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas / Electric  
Communal / Mains



**Broadband**  
Standard, Superfast



**Mobile Signal**  
Good Coverage

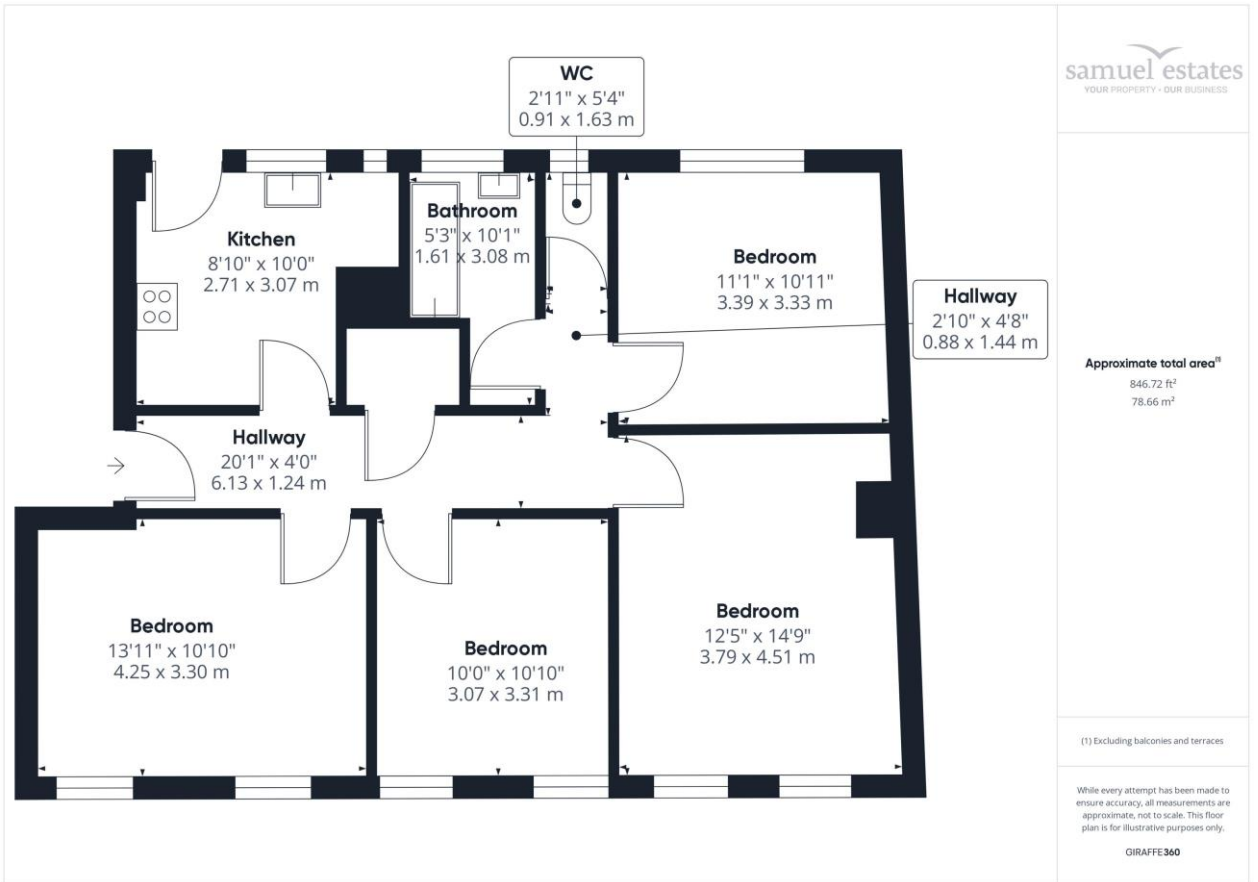


**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Level of Risk: very low risk



**Proposed Development in Immediate Locality?**  
None





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### 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>		
55-68 <b>D</b>		
	<b>62</b>	<b>81</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  
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