

**TO LET**



**Green Lane, Norbury, SW16**

**£3,500.00 PCM**

 **5**

 **2**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS



## Property Description

A stunning five-bedroom end-of-terrace house on Green Lane, Norbury, SW16 is beautifully presented and offers plenty of space. Upon entry, you're welcomed by a generous hallway leading to a bright, large living room, a separate dining room seating 10/12 people comfortably, a modern fully integrated kitchen, a utility room with sink and laundry appliances, and a downstairs W/C and a storage cupboard. Upstairs, there are four double bedrooms, a single/office room, a stylish three-piece family bathroom with a shower over the bath, and an additional shower room. The property features double-glazed windows, original hardwood flooring throughout the ground floor, a large well maintained garden, and side access.

Situated directly opposite Norbury Park and close to wide open spaces of Norwood Grove Recreation Ground/Streatham Common. Norbury Station (Southern) is a short walk away along with plenty of bus routes, providing excellent transport links to the City.



## 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

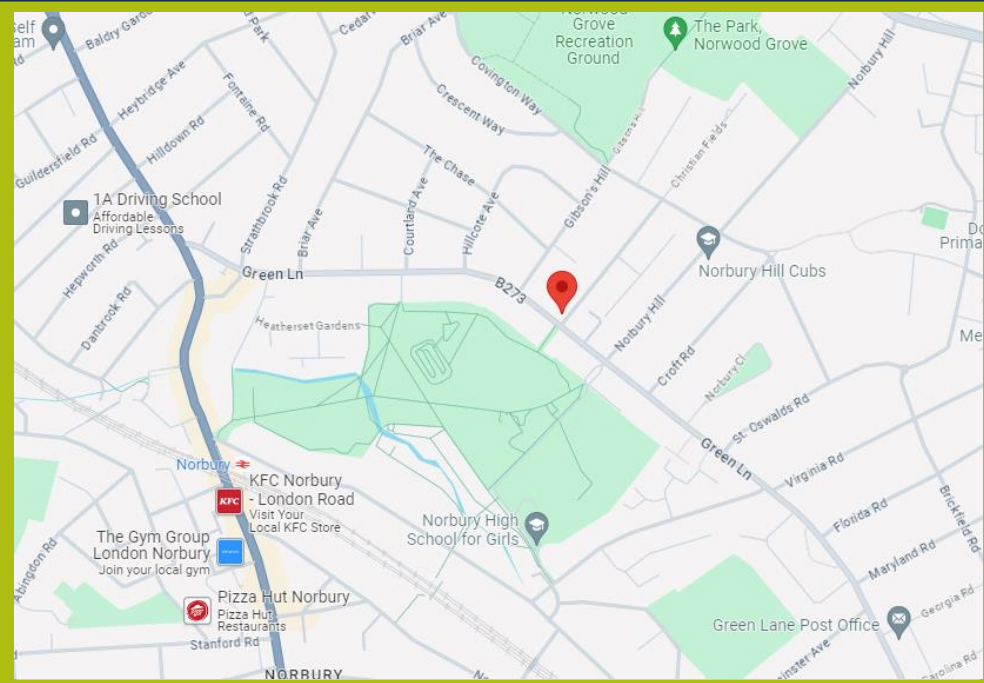
**Date Available – 11/05/2024**

**Holding deposit amount – £807**

**Security Deposit amount (Five weeks rent) – £4,038.00**

**Council Tax Band – F**

**Local Authority – Croydon Council**



**Property Type**

House (End of Terrace)



**Construction Type**

Brick



**Parking**

Free Street Parking



**Listed Building Status**

None



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Gas - Mains



**Broadband**

Cabel



**Mobile Signal**

Good Coverage



**Flood Risk**

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

**Level of Risk: None**

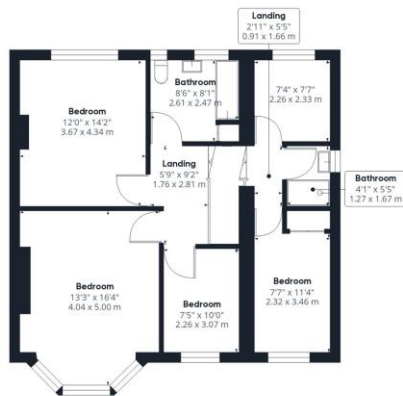


**Proposed Development in Immediate Locality?**

None



Ground Floor



Floor 1

samuel estates  
YOUR PROPERTY • OUR BUSINESS

Approximate total area<sup>#</sup>  
1562.29 ft<sup>2</sup>  
145.14 m<sup>2</sup>

(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 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	74	83
55-68 <b>D</b>		
39-54 <b>E</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

