

TO LET



Pollards Hill North, Norbury, SW16

£1,400.00 PCM



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Property Description

A beautifully presented one-bedroom ground floor flat, recently redecorated throughout, offering bright and well-proportioned accommodation in a highly convenient location. The property comprises a spacious reception room, a well-appointed kitchen, and a generous double bedroom, creating a comfortable and practical living space ideal for a professional individual or couple. Finished to a fresh and modern standard, the flat is ready for immediate occupation and enjoyment.

Perfectly positioned, the property is just moments from a wide range of local shops, cafés and everyday amenities, with the popular Nuffield Health Gym quite literally on your doorstep. Excellent transport links and nearby green spaces further enhance the appeal of this well-located home. Early viewing is highly recommended to fully appreciate everything this property has to offer.

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

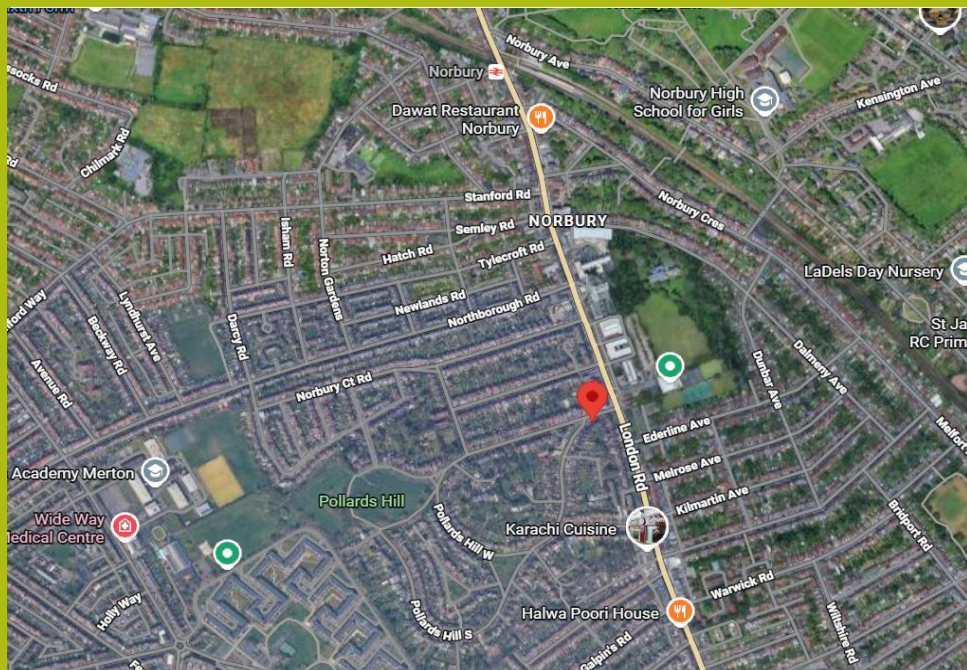
Date Available – 23/09/2026

Holding deposit amount – £323.07

Security Deposit amount (Five weeks rent) – £1,615.38

Council Tax Band – A

Local Authority – Croydon Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Free Street Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Electric
Communal / Mains



Broadband
Excellent



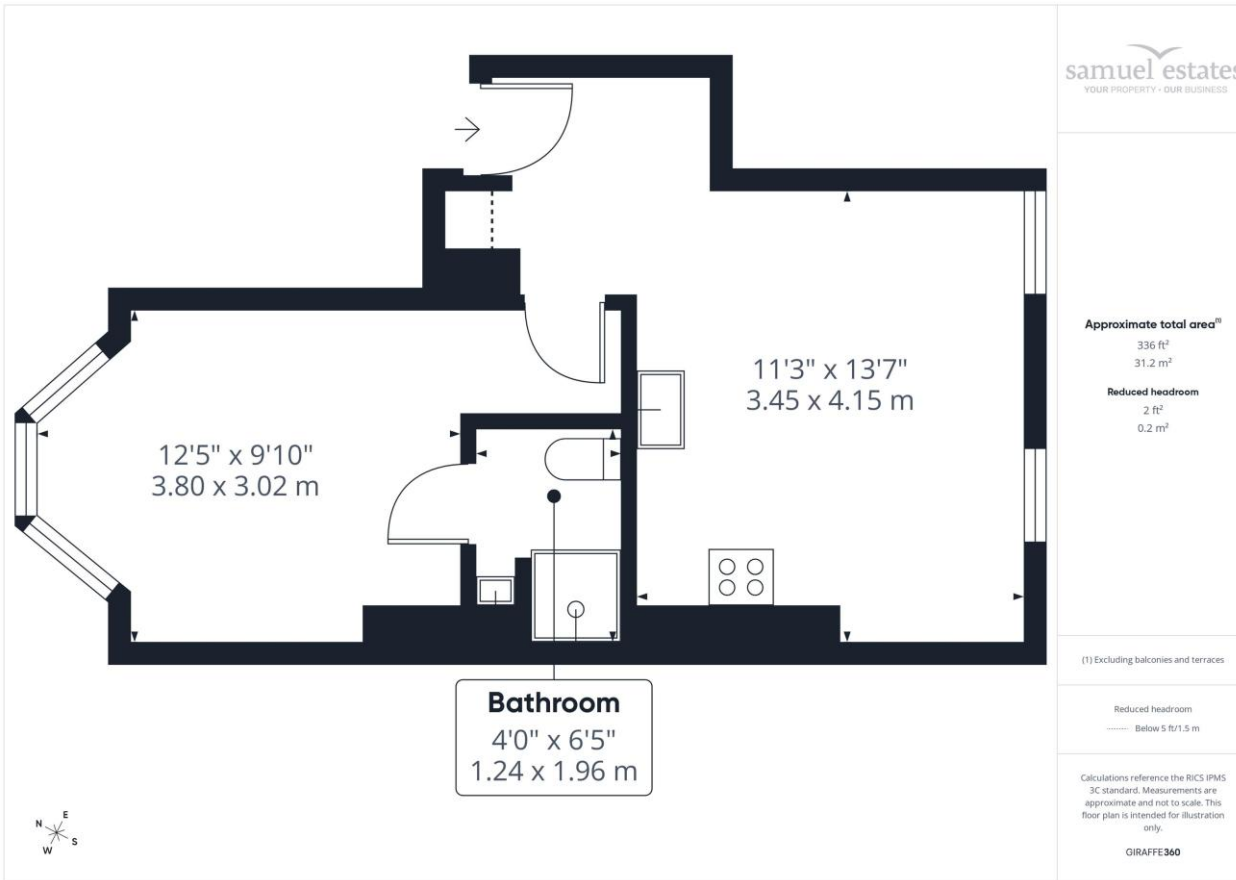
Mobile Signal
Excellent



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	73	78
55-68 D		
46-54 E		
35-45 F		
2-34 G		

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45 Bedford Hill,
London, SW12 9EY
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Colliers Wood & Wimbledon
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