



Baldwins Lane
Croxley Green
Rickmansworth
WD3 3LT

To Let
£1,650 PCM



Spacious 2 bedroom first floor flat. NO LIFT. Excellently located, walking distance to Croxley Met Line, local shops and Schools. Light airy spacious lounge/diner. Fully fitted kitchen with appliances. Two double bedrooms with fitted wardrobes. Family bathroom with shower over bath. Double glazed and gas central heating. STREET PARKING ONLY. EPC rating C. Unfurnished. Available 9 July 2026



for property advice you can trust... talk to james

01923 710 500 | jamesestateagents.com

Croxley Green

Croxley Green is a large village situated between the towns of Watford (to the East) and Rickmansworth (to the West). It has a friendly village atmosphere and the extensive village green is part of its soul and heritage. A good selection of local shops cater for its mixed family community and more extensive shopping and leisure facilities can be found in Watford (Atria Centre) and Rickmansworth. The village has excellent schools and Croxley has its own Metropolitan Line station with frequent services to Baker Street. Access to the motorway network is via junctions 17 & 18 of the M25 which are both within 2.5 miles. Croxley Green borders the Chess Valley. The Grand Union Canal forms the eastern boundary of the village. Croxley Business Park is a modern business hub which attracts a wide range of industries and provides employment for many of the local residents.

Lounge/Diner 16.11x13.09

Kitchen 9.05x7.10

Fully fitted with appliances

Bedroom 1 13.08x10.4 max

With fitted wardrobes and desk

Bedroom 2 13.09x9.11 max

With fitted wardrobes

Bathroom 6.06x5.06

With shower over bath

Council Tax Band

Three Rivers DC - Band C - £2162.33 approx

Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £49,500 pa.

Holding deposit required - equal to one weeks rental - £380.76

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1903.84

One months rental payable in advance at Tenancy start date - £1650



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	