

Derby Road, Croydon, CR0 3SE  
£1,650 Per Month  
Council Tax Band: D



Key Features:

- Location: Situated on Derby Road in the vibrant area of Croydon, offering a blend of comfort and convenience.
  - Bedroom: One well-proportioned bedroom, ideal for individuals or couples seeking a cosy living space.
  - Reception Room: A welcoming area perfect for relaxation or entertaining guests.
  - Bathroom: Thoughtfully designed to ensure both functionality and style.
  - Space Efficiency: Compact design that maximises space for practical modern living.
- Transport:
- Just a 5-minute walk to West Croydon Station, with easy access to central London.
  - Wandle Park Tram Stop: Provides convenient access to public transportation, making commutes to central London and surrounding areas straightforward.
- Educational Institutions:
- St. Andrew's CofE Primary School: A nearby primary school known for its supportive learning environment.
  - Croydon College: A further education institution offering a range of courses for adult learners.
- Shopping and Dining:
- Central Croydon: A short distance away, offering a variety of shops, restaurants, and cafes to suit diverse tastes.

This flat presents a wonderful opportunity for anyone looking to establish themselves in a lively area with all the essentials at their fingertips. Whether you are a first-time buyer or seeking a rental investment, this property is certainly worth considering.



Open House Epsom



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