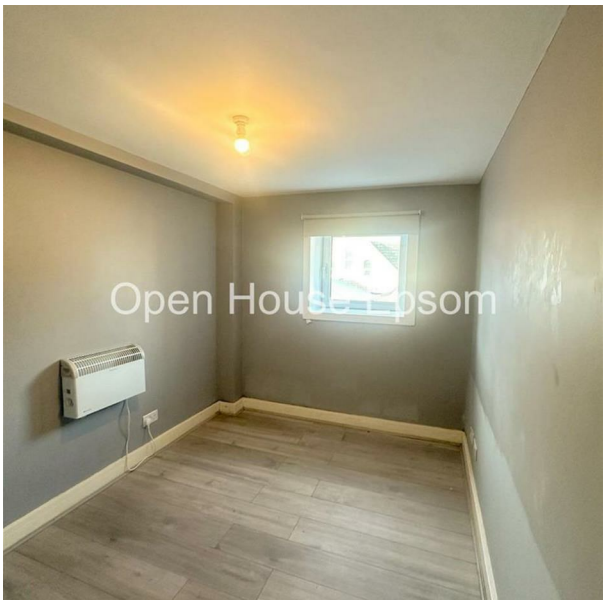


Derby Road, Croydon, CR0 3SE  
£1,950 Per Month  
Council Tax Band: C



Key Features:

- Location: Nestled on Derby Road in vibrant Croydon, offering a perfect blend of comfort and convenience.
- Bedrooms: Two well-proportioned bedrooms, ideal for small families, couples, or individuals seeking a cosy home.
- Reception Room: A welcoming space for relaxation or entertaining, creating a warm and inviting atmosphere.
- Bathroom: Conveniently located for easy access by all residents.
- Layout: Designed to maximise space and functionality, providing a practical living environment.

Nearby Amenities:

- Transport: Excellent links to central London, with easy access to West Croydon Station.
- Parks: Nearby parks, including Wandle Park and South Norwood Lake, perfect for outdoor activities.
- Shops & Dining: Close to local shops, restaurants, and cafes, offering everything you need at your doorstep.

This flat offers a fantastic opportunity to enjoy urban living in a peaceful setting. Whether you're a first-time buyer or an investor, this property combines comfort, convenience, and a desirable location.



Open House Epsom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	