



## Flat 4

Birdhurst Road | | South Croydon | CR2 7EE

**£1,450 Per Month**



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South Croydon | CR2 7EE  
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Nestled in the desirable area of Birdhurst Road, South Croydon, this modern one-bedroom flat offers an excellent opportunity for those seeking a comfortable and convenient living space. Spanning an impressive 490 square feet, the property boasts a spacious reception room that is perfect for relaxation or entertaining guests.

The flat features a well-appointed bedroom, providing a peaceful retreat at the end of the day, and a contemporary bathroom that meets all your needs. With an Energy Performance Certificate (EPC) rating of C, this apartment is not only stylish but also energy-efficient, making it a sensible choice for the environmentally conscious.

Available from the 1st October 2026, this unfurnished flat allows you the freedom to personalise your living space to your taste. Its prime location in South Croydon ensures easy access to local amenities, transport links, and green spaces, making it ideal for both professionals and couples

- Excellent location
- Modern
- EPC rating: C
- Bright and Airy
- Unfurnished
- Available from 1st October 2026
- Separate kitchen



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 79      | 81                      |
| (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 |

Council Tax Band C  
EPC Rating C

467 Norwood Road  
West Norwood  
London  
SE27 9DJ  
02087610830  
dean@movinginn.co.uk  
www.movinginn.co.uk