



## Flat 4 9 Church Path, Croydon, Surrey, CR0 1FH

ONE-DOUBLE BEDROOM SECOND FLOOR FLAT located in the heart of Croydon Town Centre.

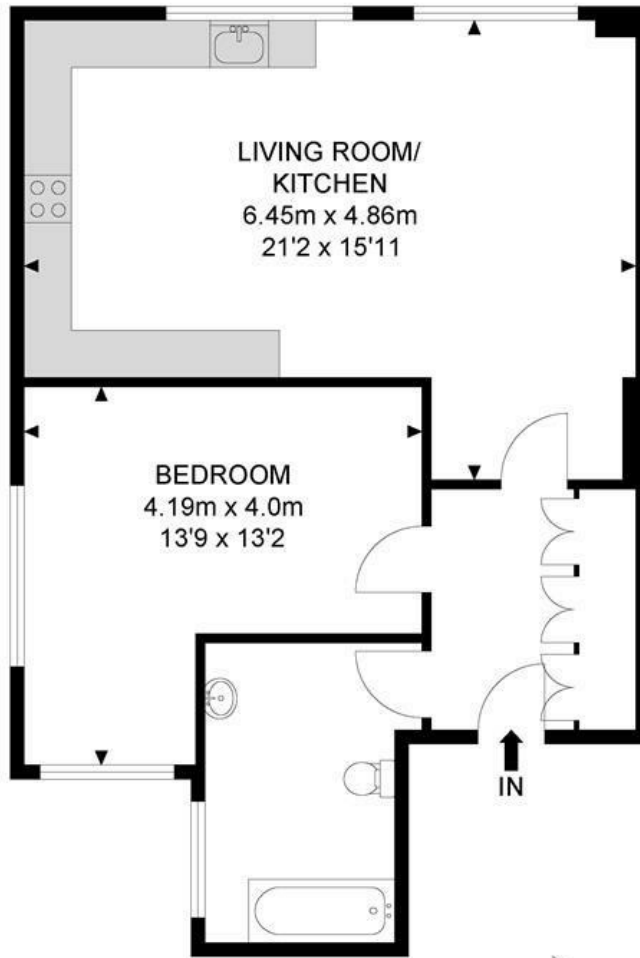
The property is entered from the rear of the building and consists of an entrance hallway offering excellent storage, leading to a spacious open plan lounge and kitchen, double bedroom and fully tiled bathroom with shower over bath. The property also benefits from gas central heating, double glazing, wooden floors through the entrance, lounge and kitchen and carpets in the bedroom. Available June 2026!

- TOWN CENTRE LOCATION
- NO PARKING AVAILABLE
- ONE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN
- AVAILABLE IMMEDIATELY

Council Tax: Croydon Borough Council  
Council Tax Band: B

**£1,550 Per Month\***

# Church Path



2nd Floor



APPROX. GROSS INTERNAL FLOOR AREA 578.02 SQ FT / 53.70 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

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		81	81
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		85	85
EU Directive 2002/91/EC			



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