

# C. JAMES & CO.

SALES AND LETTINGS AGENTS

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## CHERRY ORCHARD ROAD, CROYDON, CR0

- MODERN ONE-BEDROOM APARTMENT
- MOMENTS FROM EAST CROYDON STATION
- BRIGHT OPEN-PLAN LIVING SPACE
- RESIDENTS' ON-SITE GYM

£1,700 PCM

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	82
(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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

A modern one-bedroom apartment set within a well-maintained development, ideally located just minutes from East Croydon Station.

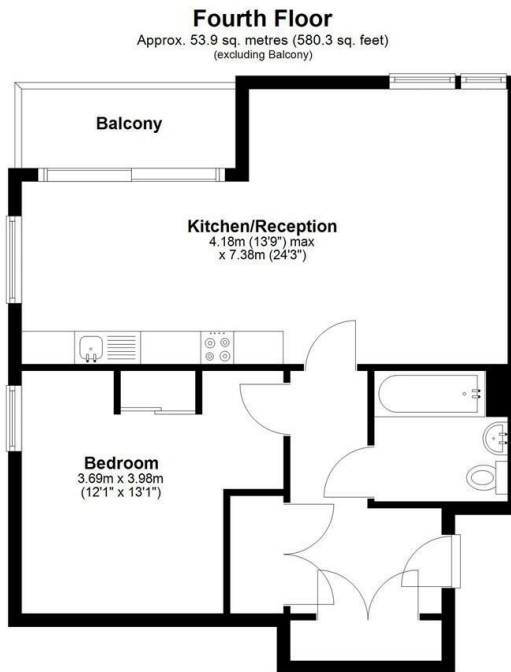
The property offers a bright open-plan living area with a contemporary fitted kitchen, a spacious double bedroom, and a stylish bathroom finished to a high standard. A private balcony provides valuable outdoor space, perfect for relaxing.

Available Immediately. Offered unfurnished.

Residents benefit from access to an on-site gym, adding to the convenience of this attractive development.

Well positioned for excellent transport links into Central London, as well as local shops, restaurants, and amenities.

EPC Rating B  
Croydon Council Tax Band D



Total area: approx. 53.9 sq. metres (580.3 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.  
Plan produced using PlanUp.

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LONDON BOROUGH OF MERTON

NB: C James & Co wish it to be known that these property details do not constitute any form of warranty as to the working condition of any appliances of gas central heating