

High Street, CR0

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Located in the heart of Croydon, Green Dragon House is a stunning redevelopment of a former 1960s office building, now transformed into 119 luxury apartments.

- 1st floor flat
- EPC Rating C
- Two double bedrooms
- Wood floors
- Exclusive Residents lounge with pool, kitchen and cinema facilities
- Ideal for first time buyers
- Concierge desk service
- Lift Access to all floors
- Sleek kitchen
- East Croydon Station – 15-20 mins to London Bridge & Victoria



Located in the heart of Croydon, Green Dragon House is a stunning redevelopment of a former 1960s office building, now transformed into 119 luxury apartments. This beautifully presented two-bedroom flat offers two bedrooms, an open-plan kitchen and living area, and an enviable location surrounded by fantastic amenities.

A standout feature of this development is the Resident's lounge complete with a pool tables, lounge area and TV Screen. There is a 10th-floor roof terrace, providing breathtaking views over Croydon and central London.

Unbeatable Location & Transport Links. Situated on Croydon High Street, this property is just moments from a wealth of shops, restaurants, and entertainment options, including the popular Boxpark Croydon and the historic Surrey Street Market, which recently underwent a million-pound refurbishment.

East Croydon Station is within a short walking distance, providing fast and frequent services to London Bridge and London Victoria in just 15-20 minutes. The London Tram network is also easily accessible via the nearby George Street stop, connecting Croydon to Wimbledon and Beckenham. Additionally, the A23 offers convenient access to the South East and the coast, while Gatwick Airport is just a 40-minute drive away.

This is a fantastic opportunity to own a modern, stylish apartment in a thriving and ►



► well-connected area.

Tenure: Leasehold
Tax Council Band: C
Local Authority: Croydon
Years Remaining: 990 Year (3015)
Service Charge: £5058.00 Annually
Ground Rent: £350.00 Annually





LOCATION

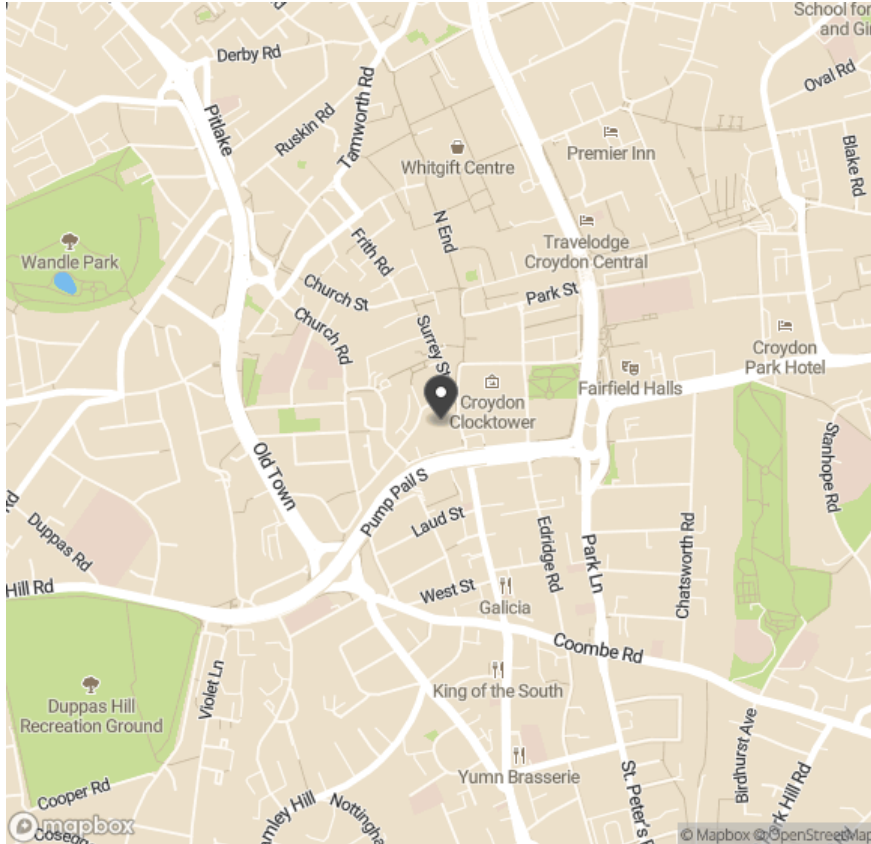


Property location

ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: 78

Potential: 78



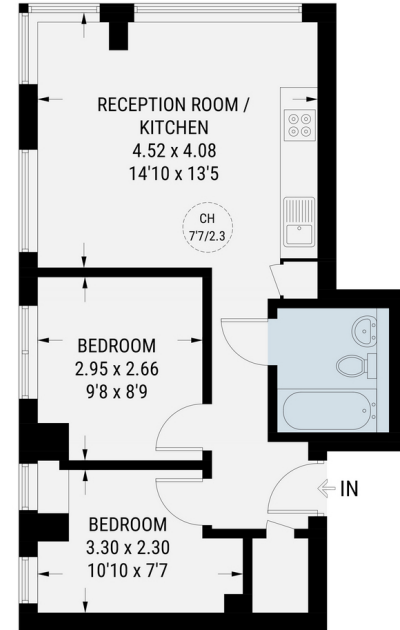
FLOOR PLAN

481 sq ft (44 sq m)

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Approximate Gross Internal Area = 481 sq ft / 44.7 sq m



FIRST FLOOR

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