

High Street, CRo

M^oVELI





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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.

- Unfurnished
- Available Now
- 1st floor flat
- Council Tax Band C: Croydon
- Concierge desk service
- Lift Access to all floors
- Wood floors
- Two double bedrooms
- Exclusive Residents lounge with pool, kitchen and cinema facilities
- 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 breath-taking 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 a short walk, providing fast and frequent services to London Bridge and Victoria in just 15-20 minutes. The London Tram network is also easily accessible via the nearby George Street, 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 live in a modern, stylish apartment in a thriving and well-connected area.





LOCATION



Property location

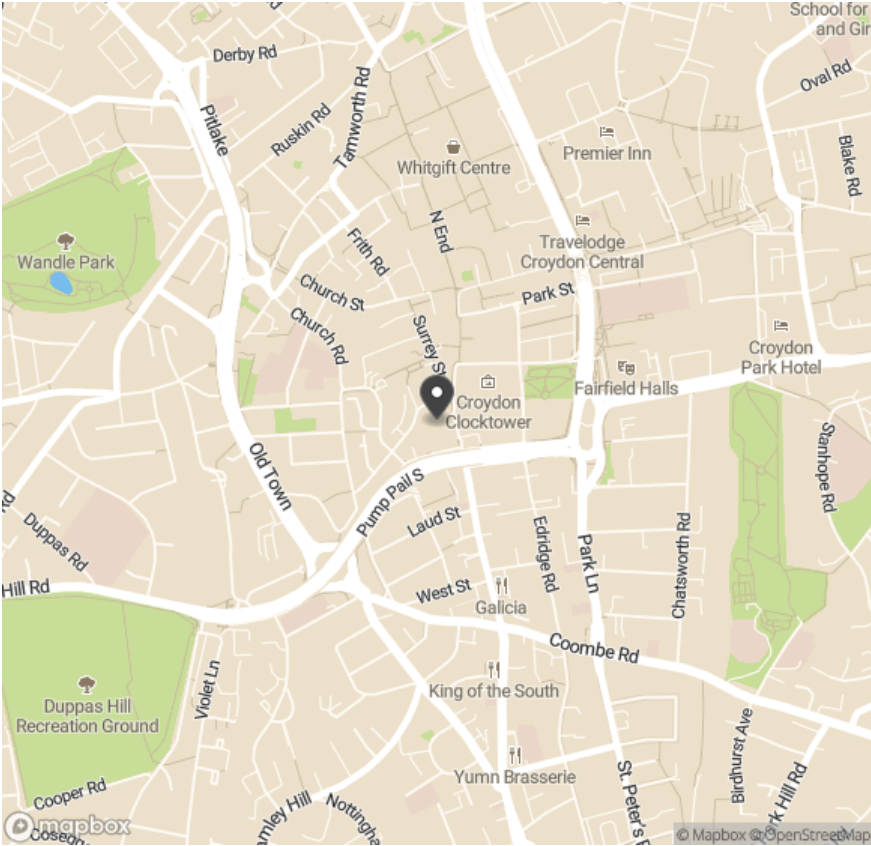
**ENERGY PERFORMANCE
CERTIFICATE (EPC)**

Current: **TBC**

Potential: **TBC**

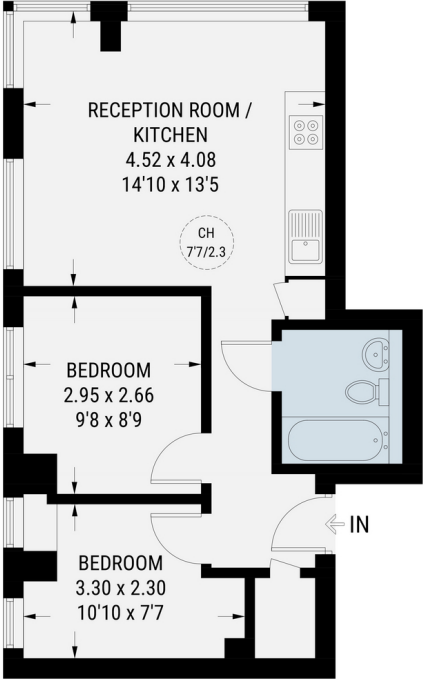
FLOOR PLAN

481 sq ft (44 sq m)



Green Dragon House, CRO

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



FIRST FLOOR

Important notice: Movelli give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Alpinum Limited T/A Movelli, Brewery Farm, Old Coach Road, Axbridge, Somerset BS26 2EH Tel: 020 3150 0733 Email: hello@movelli.com



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