

Flat 49, Leon House,  
233 High Street,  
Croydon, Surrey, CR0  
1FW

Guide Price £350,000 - £360,000



Step into a space where form meets function, as the unique layout places double bedrooms at opposite ends of the apartment, providing privacy and tranquility for all occupants.

The centrepiece of the home is the open-plan kitchen/living space, strategically positioned in the middle of the apartment. Both bedrooms feature their own ensuite bathrooms and dressing areas with walk-in wardrobes, adding a touch of luxury and convenience to daily routines. Spanning 71 square meters (766 square feet), this apartment boasts a seamless blend of style and practicality. Residents of Leon House enjoy a wealth of amenities, including underfloor heating for year-round comfort. The communal sky garden offers a peaceful retreat with stunning views, while the dining room and meeting spaces provide versatility for various occasions. Additionally, a communal co-working space promotes collaboration and productivity among residents. Located in a prime spot, transportation hubs such as East, West, and South Croydon train stations are within easy reach, offering seamless travel to destinations like London Bridge, Blackfriars, and Gatwick Airport.

**125 years from 1st January 2018**

**Service charge: £2846.76**

**Ground Rent: £300 per year**

# Floorplan



LEON HOUSE CRO  
GROSS INTERNAL AREA  
TOTAL: 71.sq.m = 766.sq.ft



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq.footage & sq.metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©17042024. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelondon.co.uk email: mark@steelondon.co.uk

## EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	60
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## Features

- Thoughtfully designed 2 double bedroom apartment
- Unique layout with bedrooms at opposite ends and open-plan kitchen/living space in the middle
- Both bathrooms boast dressing areas and walk-in wardrobes
- 71 sqm (766 sq ft) of stylish living space
- Underfloor heating for year-round comfort
- Communal sky garden with stunning views

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