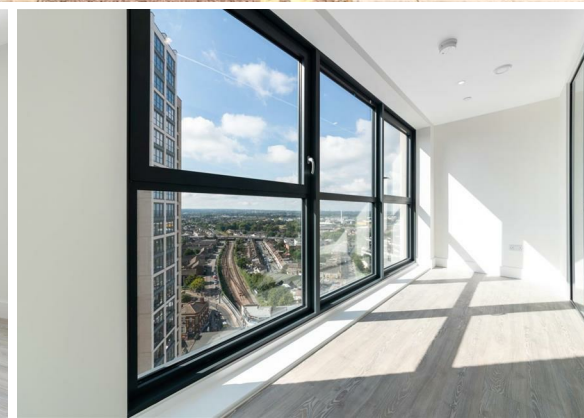
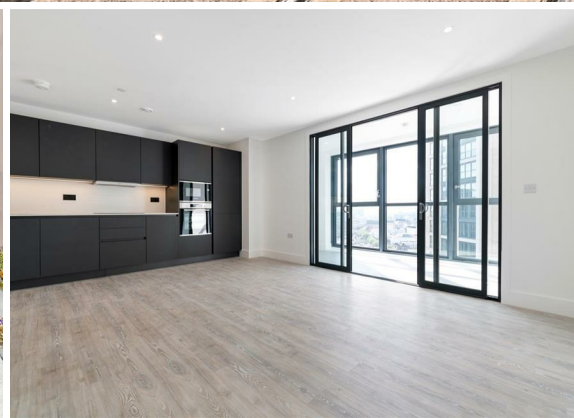




**2 Bed
Apartment located
within London
Square's, Pearson
Building in
West Croydon**

Asking price £435,000



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Pearson Building 8
Station Road
Croydon
CR0 2RD

The Apartment:

Living Room

Sun Room/ Dining Room

Bedroom One

Bedroom Two

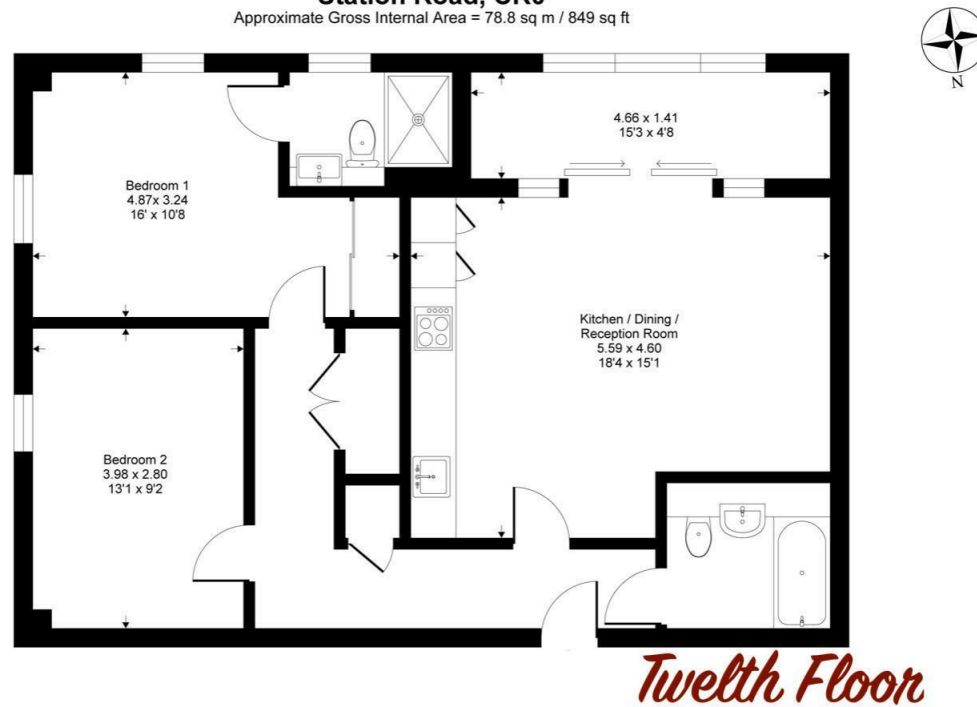
Bathroom

Ensuite

Communal Roof Terrace



Station Road, CR0
Approximate Gross Internal Area = 78.8 sq m / 849 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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The Description:

- New Build
- Bosch Appliances
- Communal Roof Terrace on 20th Floor
- Concierge
- Close to Transport Links
- Stunning Views
- 5 Year Free Service Charge

A spacious, two double bedroom apartment within the newly built, Pearson Building in West Croydon.

The development has 108, spacious and well designed one, two and three bed roomed apartments, three communal roof terraces (2 on the 20th floor and one on the 2nd floor), a 24 hour concierge and a communal residents lounge with built in Wi-fi. It is a short walk to West Croydon's over ground rail station (across the road and around the corner) which provides an easy commute into London Bridge in roughly 15 minutes along with other routes around the South coast and the capital. There is also easy access to the West Croydon bus station and tram stop making travel and commuting simple..



The apartments all benefit from some very impressive views, but the view from the communal terraces are exceptional!

This two bedroom apartment is on the 16th floor and has a modern family bathroom, an en-suite along with a spacious open plan living room./ kitchen and additional winter garden room.

The property will make a lovely home for someone looking for convenience and modern style living. A buyer should also be aware of the potential for large scale capital appreciation due to the planned re-development of a new Westfield site close by. Also, the current expected rental value is set between £2,700 and £2,900 per calendar month.



DIRECTIONS



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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