



**Leon House, High Street, Croydon, CR0 1FY**

**Welcome to  
Leon House, High Street, Croydon**

Situated on the top floor of this stunning development with the most spectacular views, is this luxury 2 bedroom, 2 bathroom apartment.

Comprising open plan living with a fully integrated kitchen, open plan to a spacious reception room offering floor to ceiling windows with stunning views, plus two double bedrooms each with a dressing room / area, plus two bathrooms.

Benefiting from a long lease, a fantastic communal roof terrace, a secure entrance with concierge, a lift and conference rooms for residents use. Close to both East Croydon and South Croydon Station, Croydon Town Centre and bus routes.

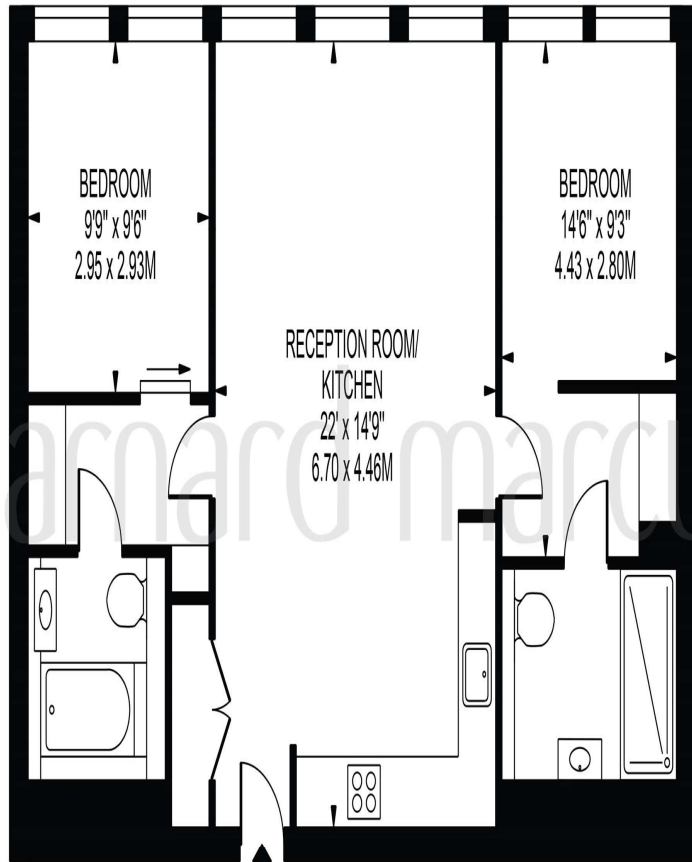
Kept to a beautiful standard by the current owners.

If you're looking for both convenience, luxury and modern living with extra perks then this is a must see. Available to view immediately!



# LEON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 728 SQ FT - 67.60 SQ M



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**TEWENTIETH FLOOR**  
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



## Welcome to

### Leon House, High Street, Croydon

- Two Double Bedrooms, Two Bathrooms
- Two Dressing Area's
- Show Home Condition
- Open Plan Living
- Top Floor with Stunning Views

Tenure: Leasehold EPC Rating: E

# £390,000



**view this property online** [barnardmarcus.co.uk/Property/CRY111648](https://barnardmarcus.co.uk/Property/CRY111648)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold marks

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
CRY111648 - 0004

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Please note the marker reflects the postcode not the actual property



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