



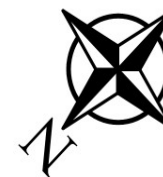
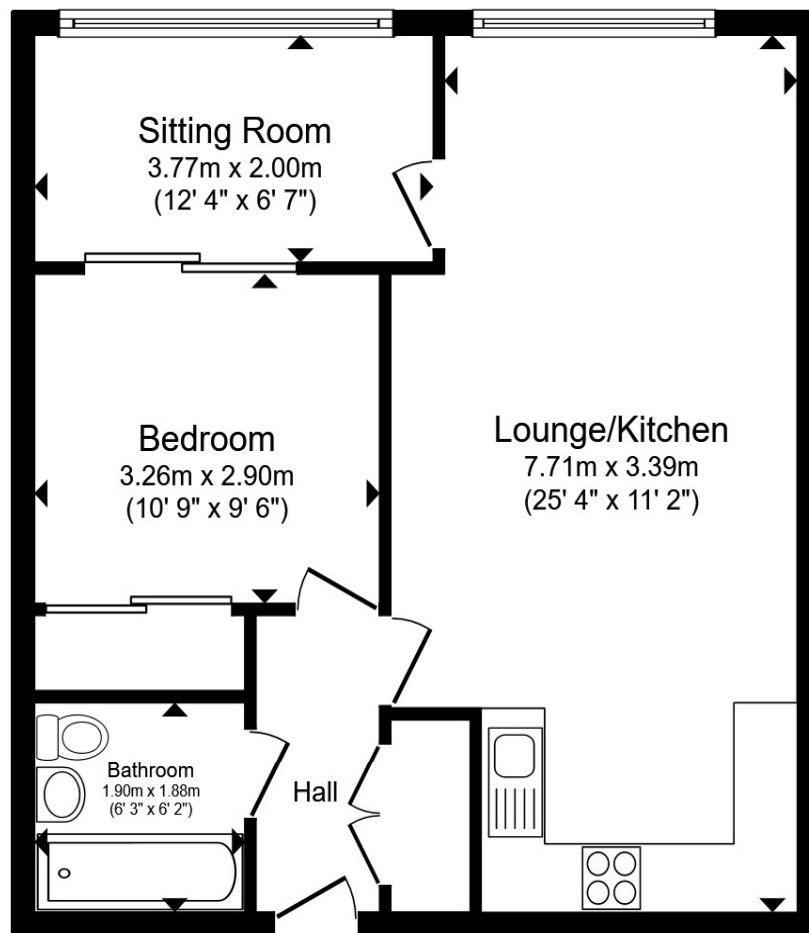
**Pearson Building Station Road, Croydon CR0 2YT**



**welcome to**  
**Pearson Building Station Road, Croydon**

Set within the landmark Pearson Building of the striking London Square development, this beautifully finished one-bedroom modern apartment offers contemporary living in one of Croydon's most vibrant and well-connected locations.





The apartment comprises a spacious open-plan living and kitchen area, thoughtfully designed for both comfort and entertaining. The sleek, fully integrated kitchen is complemented by stylish Amtico Spacia flooring, underfloor heating throughout, and expansive floor-to-ceiling glazing that floods the space with natural light and opens out onto a private winter garden. The generous double bedroom offers a calm and comfortable retreat, while the smart, modern bathroom is finished with high-quality fittings and a clean, elegant design.

Residents of London Square benefit from an exceptional range of amenities, including a 24-hour concierge service, beautifully landscaped rooftop terraces, a podium garden, secure cycle storage, and a residents' lounge with free Wi-Fi. The development is ideally positioned just minutes from the high street and a stone's throw from West Croydon Station (approximately 0.1 miles), with East Croydon Station also within easy walking distance, providing excellent transport links into Central London and beyond.

Offered with a lease of over 900 years remaining and a peppercorn ground rent, this apartment represents an outstanding opportunity for first-time buyers, professionals, or investors seeking modern, low-maintenance living in a prime location.

**Total floor area 55.7 m<sup>2</sup> (599 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Pearson Building Station Road, Croydon

- 1 Double bedroom modern apartment
- Winter gardens
- Open plan living
- Abundance of storage
- Communal terrace
- 24-Hour concierge

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2565.14

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113192](https://barnardmarcus.co.uk/Property/CRY113192)



Property Ref:  
CRY113192 - 0002

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