



Leon House High Street, Croydon CR0 1FX

Welcome to

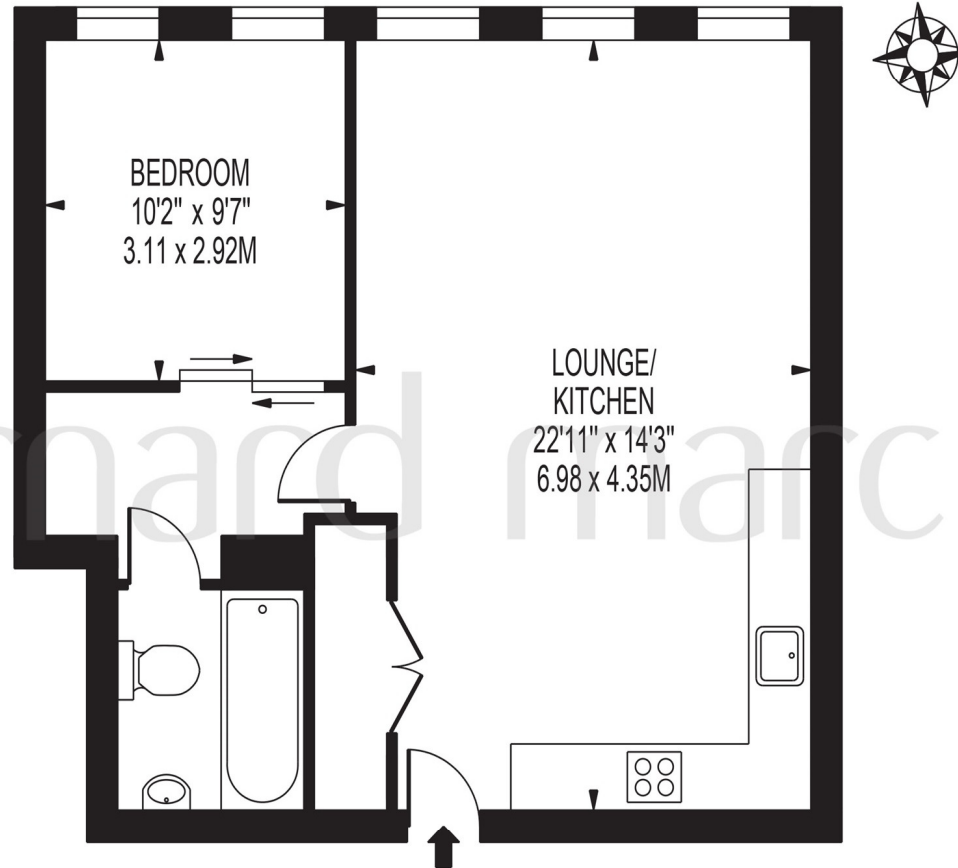
Leon House High Street, Croydon

London living in Croydon is how this great 1 bedroom modern block apartment can be described, located within the gleaming metropolis of Croydon's growing commercial district with its array of shopping malls, restaurants, bars and entertainment areas such as Box Park and Fairfield Halls.



LEON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 539 SQ FT - 50.05 SQ M



ELEVENTH 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.

The development boasts concierge service, reception meeting areas and work stations, as well as a roof terrace communal area and underground parking (rental space can be arranged). The apartment was developed approx. 2020 and has fantastic panoramic views across Croydon and the London skyline including Canary Wharf, the Shard and Wembley arch. Alighting on the 11th floor, the flat has an entrance hallway with storage space, open plan kitchen/reception, master bedroom, bathroom, long lease and is offered to the open market with no upward chain.

Welcome to

Leon House High Street, Croydon

- No Chain
- 1 Bedroom
- Stunning Views
- Underground Parking
- Close to Shops, Bars and Restaurants

Tenure: Leasehold EPC Rating: D

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 packs.

Offers in excess of
£265,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109188



Property Ref:
SCS109188 - 0004

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.

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