



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



**welcome to**

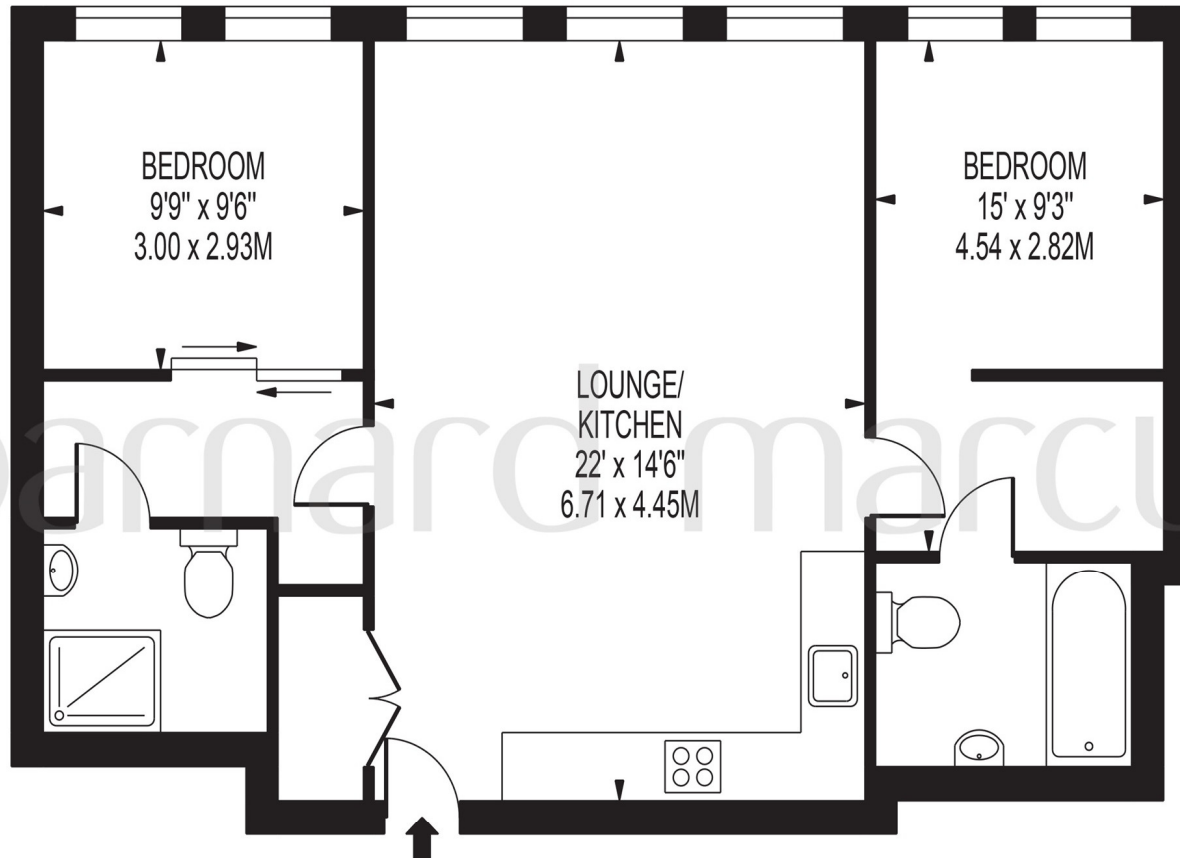
## **Leon House High Street, Croydon**

A room with a view wrote EM Forster, and with this 2 double bedroom, 2 bathroom 11th floor modern purpose built apartment, you will certainly have a panoramic vista of the gleaming Croydon skyline and beyond.



## LEON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 728 SQ FT - 67.62 SQ M



TENTH 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.  
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There's a concierge service with a meet and greet reception area, communal work stations, lift assist and a communal roof terrace. The apartment has two double bedrooms, each with en-suite facilities, a modern cotemporary reception/kitchen with floor to ceiling windows for an enhanced viewing. The property is within easy distance to East Croydon station (15 minutes to central London), the restaurant quarter is close by, as well as many shopping centres and entertainment venues such as Fairfield Hall and Box Park. This stunning apartment is offered to the open market with no upward chain, and there is a long lease.

**welcome to**

## **Leon House High Street, Croydon**

- 2 Double Bedrooms
- Amazing Views
- No Chain
- Long Lease
- Close to Station and Shops

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 3352.56

Ground Rent: 300.00

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

**£335,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109305](https://barnardmarcus.co.uk/Property/SCS109305)



Property Ref:  
SCS109305 - 0006

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