



Leon House High Street, Croydon CR0 1FY

welcome to

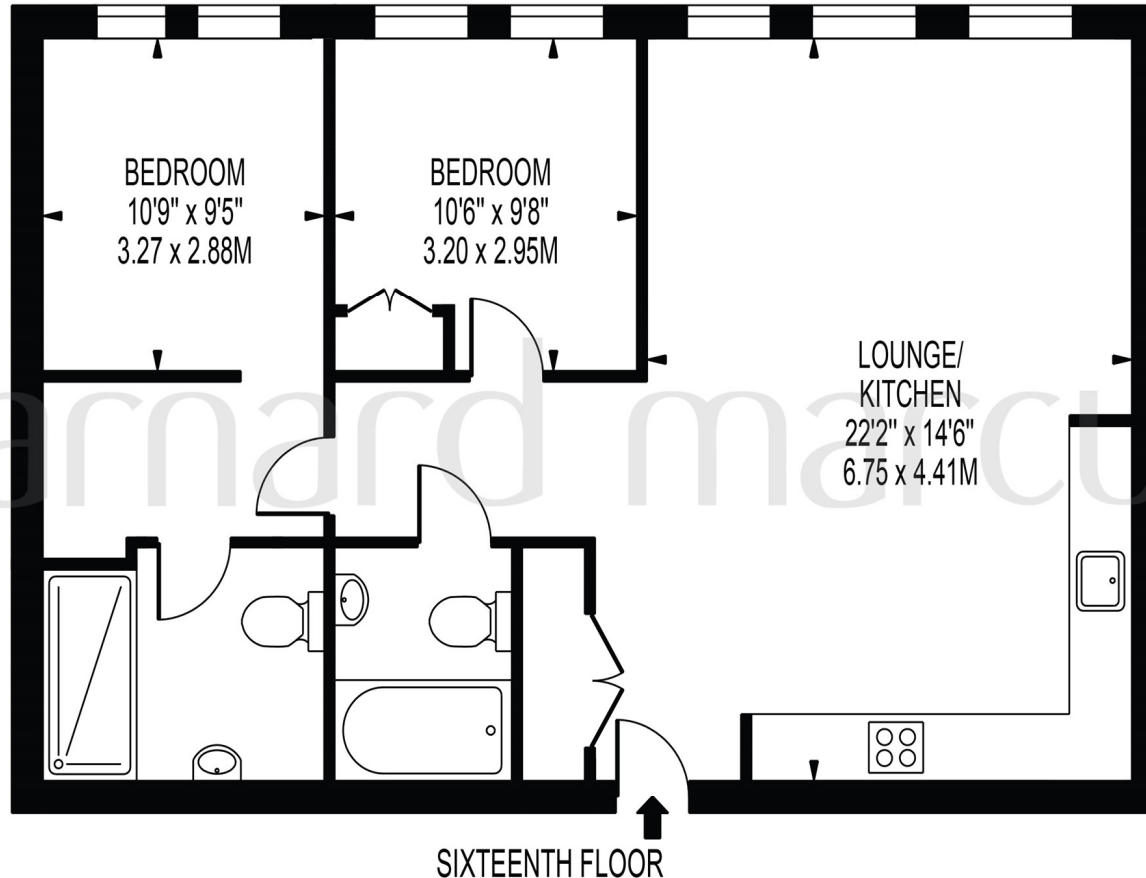
Leon House High Street, Croydon

16th floor apartment with uninterrupted green views over South London and Surrey, in Leon House - an iconic Croydon landmark!



LEON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 759 SQ FT - 70.54 SQ M



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.

This exceptional two-bedroom two-bathroom apartment offers elegant living with breathtaking, uninterrupted south-facing views stretching across Surrey. Boasting floor-to-ceiling windows throughout, the property is bathed in natural light and delivers a true sense of space and style.

The apartment features two generously sized double bedrooms, including a luxurious principal suite complete with an en-suite, incorporating a large walk-in shower, and a second bedroom and family bathroom. The heart of the home is a spacious open-plan kitchen and living area - perfect for entertaining or simply enjoying the view - with sleek, contemporary finishes and ample room to dine, relax and unwind.

Storage is never an issue, with built-in cupboards throughout the property. Residents benefit from a range of premium amenities including a hotel-style lobby with concierge service, co-working space, private meeting room, and a spectacular communal roof terrace with panoramic skyline views South towards Surrey and North towards the twinkling lights of central London, and a bookable events room - ideal for gatherings with friends or colleagues.

Located just moments from Croydon's vibrant restaurant quarter, you'll have an array of bars, eateries and shops at your doorstep. East and South Croydon stations are both within a 15-minute walk, offering fast and frequent trains to Central London in just 13 minutes making it perfect for commuters.

welcome to

Leon House High Street, Croydon

- Stunning views over Surrey from 16th floor
- 2 double bedrooms
- Ensuite and family bathroom
- Rooftop terrace
- Co-working space

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2245.32

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. 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/SCS109460



Property Ref:
SCS109460 - 0006

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8681 6744



SouthCroydon@barnardmarcus.co.uk



17 Selsdon Road, SOUTH CROYDON, Surrey,
CR2 6PY



barnardmarcus.co.uk