



Leon House High Street, Croydon CR0 1FX

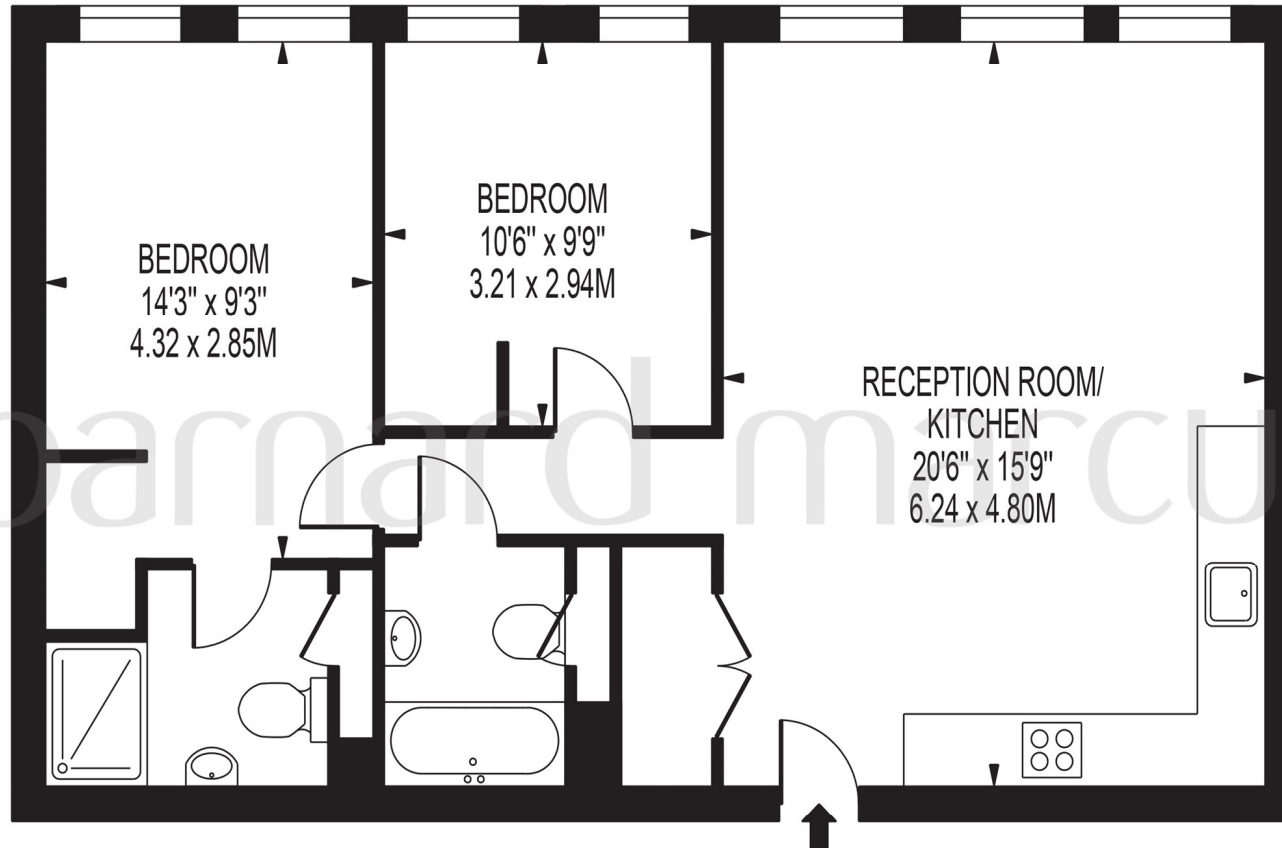
welcome to
Leon House High Street, Croydon

Barnard Marcus are proud to present this fantastic 12th floor 2 double bed modern purpose-built apartment.



LEON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 721 SQ FT - 66.96 SQ M



TWELFTH 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.

Step into this beautifully designed two double-bedroom apartment on the 12th floor of the iconic Leon House—one of Croydon's most desirable modern developments. With sweeping panoramic views across South Croydon and beyond, this home is the perfect blend of luxury, comfort, and convenience.

From the moment you enter the building, you're welcomed by a hotel style foyer complete with stylish workstations, lounge areas and a concierge service, leading to secure lift access to the apartment itself.

Inside, floor to ceiling windows flood the living space with natural light and frame the impressive skyline views. The open plan living area features a bespoke contemporary kitchen with integrated appliances and underfloor heating throughout, creating a warm and inviting atmosphere.

Both bedrooms are generous doubles, complemented by a sleek, modern bathroom with high quality finishes. The property also benefits from a long lease and access to a stunning communal rooftop terrace perfect for relaxing or entertaining while taking in the far reaching cityscape.

Leon House is ideally located within just 0.5 miles of East Croydon Station, offering fast and frequent connections into Central London in around 15 minutes. A fantastic selection of shops, cafés, bars and restaurants are close by, along with local hotspots such as Boxpark, Fairfield Halls and numerous green spaces.

welcome to

Leon House High Street, Croydon

- 12th floor apartment with incredible skyline views
- Two spacious double bedrooms
- Floor to ceiling windows & bright modern interiors
- Bespoke fitted kitchen with integrated appliances
- Contemporary bathroom & underfloor heating

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 200 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

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109868



Property Ref:
SCS109868 - 0010

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.



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