



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



**welcome to**

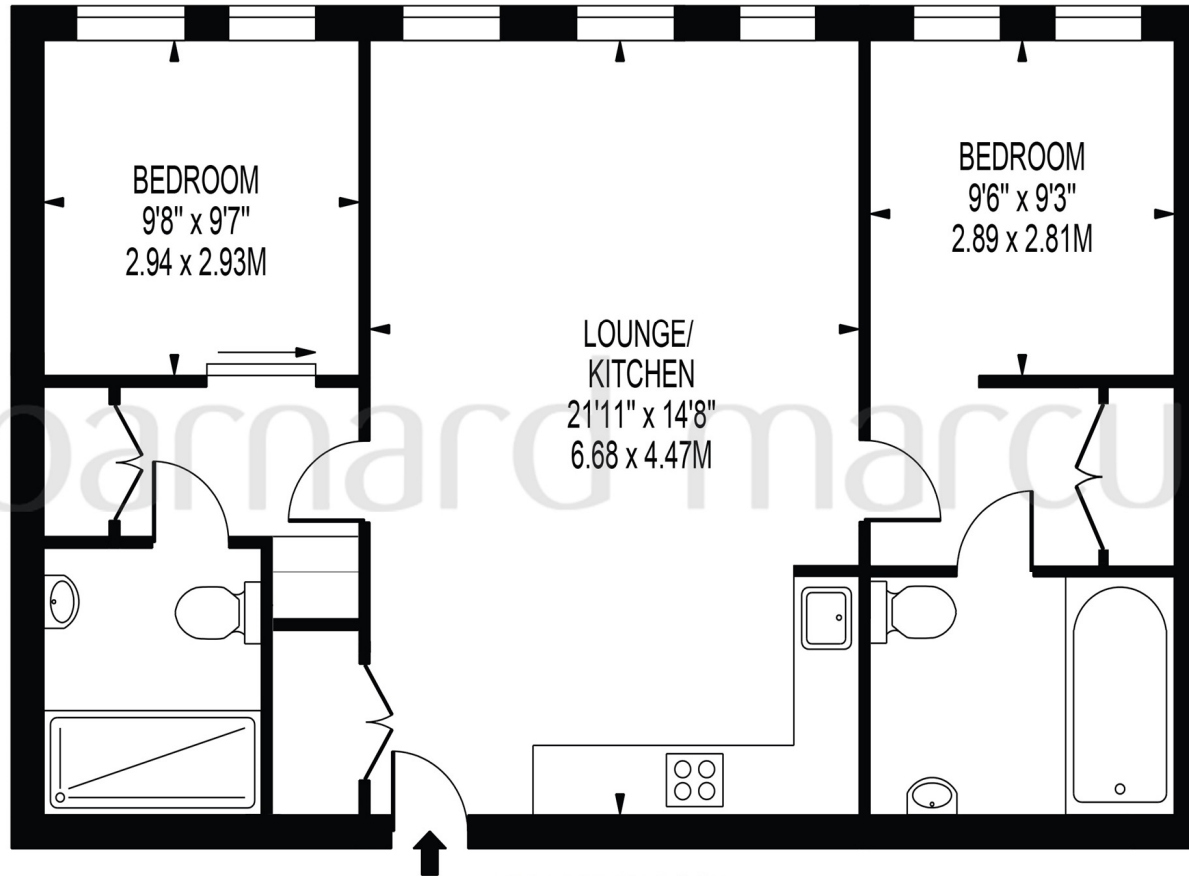
**Leon House High Street, Croydon**

A fabulously appointed 2 double bedroom 2 bathroom 15th floor purpose built apartment with unparalleled views across the Croydon metropolis and towards Central London.



# LEON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 750 SQ FT - 69.68 SQ M



FIFTEENTH 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.

This development is located centrally in Croydon with easy access to East Croydon and South Croydon stations, both stations are within a 15-minute walk. From East Croydon station you can get to London Bridge and Victoria in 16 minutes and Gatwick in 15 Minutes. Located around are a plethora of amenities ranging from the Restaurant quarter, Shopping areas, boutique shops, bars, and entertainment arenas such as Box Park and Fairfield Halls.

Leon House caters for the discerning owner with its fantastic facilities such as concierge, hotel style foyer, workstations area, roof top terrace. The property is accessed via the 15th floor by lift and its well-appointed open plan Reception/kitchen, floor to ceiling windows, two double bedrooms both having custom-fitted Wardrobes and dressers, with adjoining bathrooms. Heading south will give you access to M25 in 20 minutes approx, and green areas are in abundance locally from Lloyd Park, Purley Way and Croham woods.

welcome to

## Leon House High Street, Croydon

- 2 Double Bedrooms
- Roof Top Terrace
- Close to Stations
- Amazing Views
- Close to Shops, Bars, and Restaurants

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2200.00

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.

Price

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109632](https://barnardmarcus.co.uk/Property/SCS109632)



Property Ref:  
SCS109632 - 0005

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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