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ESTATE AGENTS



Flat 223 Leon House 233 High Street, Croydon, CR0 1FY

Asking price £325,000

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# Flat 223 Leon House 233 High Street

Croydon, CR0 1FY

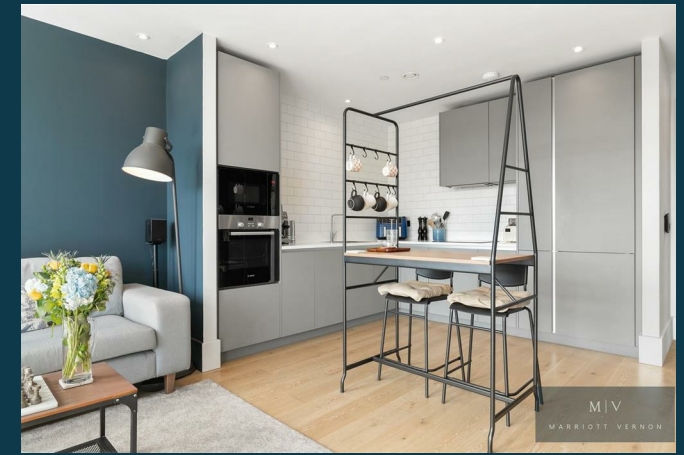
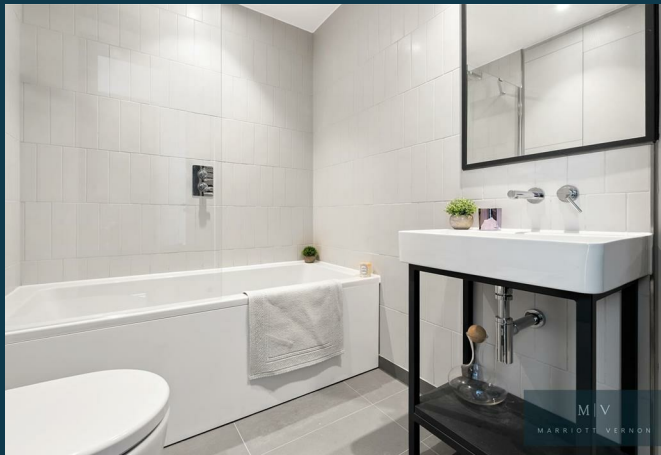
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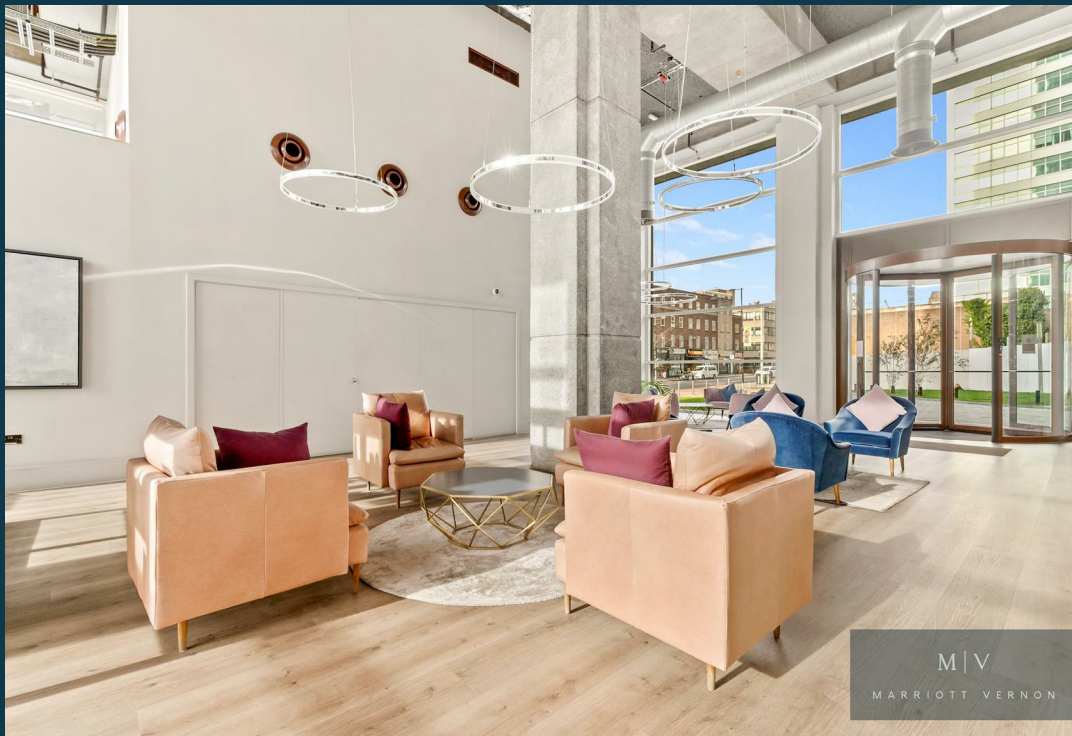
Marriott Vernon welcome to the market this well presented, chain free two bedroom, two bathroom apartment, set on the eighteenth floor of a sought after modern development in the heart of Croydon. Boasting superb south facing panoramic views, the property offers light and spacious accommodation with stylish interiors and neutral finish throughout - the perfect blend of modern design and convenience, ideal for homeowner or investment purchase alike. Features include a large open plan reception/kitchen, two bath/shower rooms (one en-suite), secure entry, zoned underfloor heating and double glazing. The development itself further provides a breath-taking sky garden for relaxing and entertaining, bookable dining and meeting rooms, communal work space with Wi-Fi, concierge services and lift access. Offered to the market with no onward chain.

Accommodation comprises entrance with inbuilt storage, leading into the open plan reception/kitchen with ample space for both relaxing and dining, and wonderful south facing views. The kitchen area comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, induction hob with overhead extractor and electric oven below, and further space for appliances. There are two well sized double bedrooms, with en-suite shower and dressing area to the principal bedroom, plus a stylish family bathroom with white three piece suite.

The property is superbly located within a short walk of East Croydon station, providing fast and frequent links into Central London, Gatwick and the South Coast, with Tramlink and bus connections also close-by, linking the surrounding area. Croydon town centre is literally on the doorstep, offering a huge selection of shops, bars, restaurants and amenities, as well as leisure facilities including a large cinema complex.

Viewings are highly recommended.







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## Floor Plans



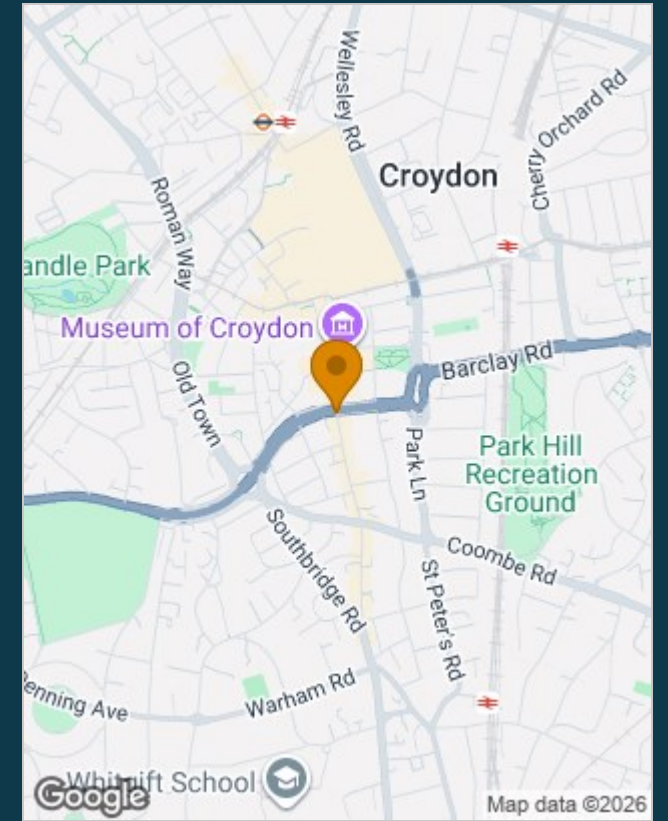
## Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Bank House, 111 South End, Croydon, CR0 1BJ  
 Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

## Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	