



barnard marcus

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

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welcome to

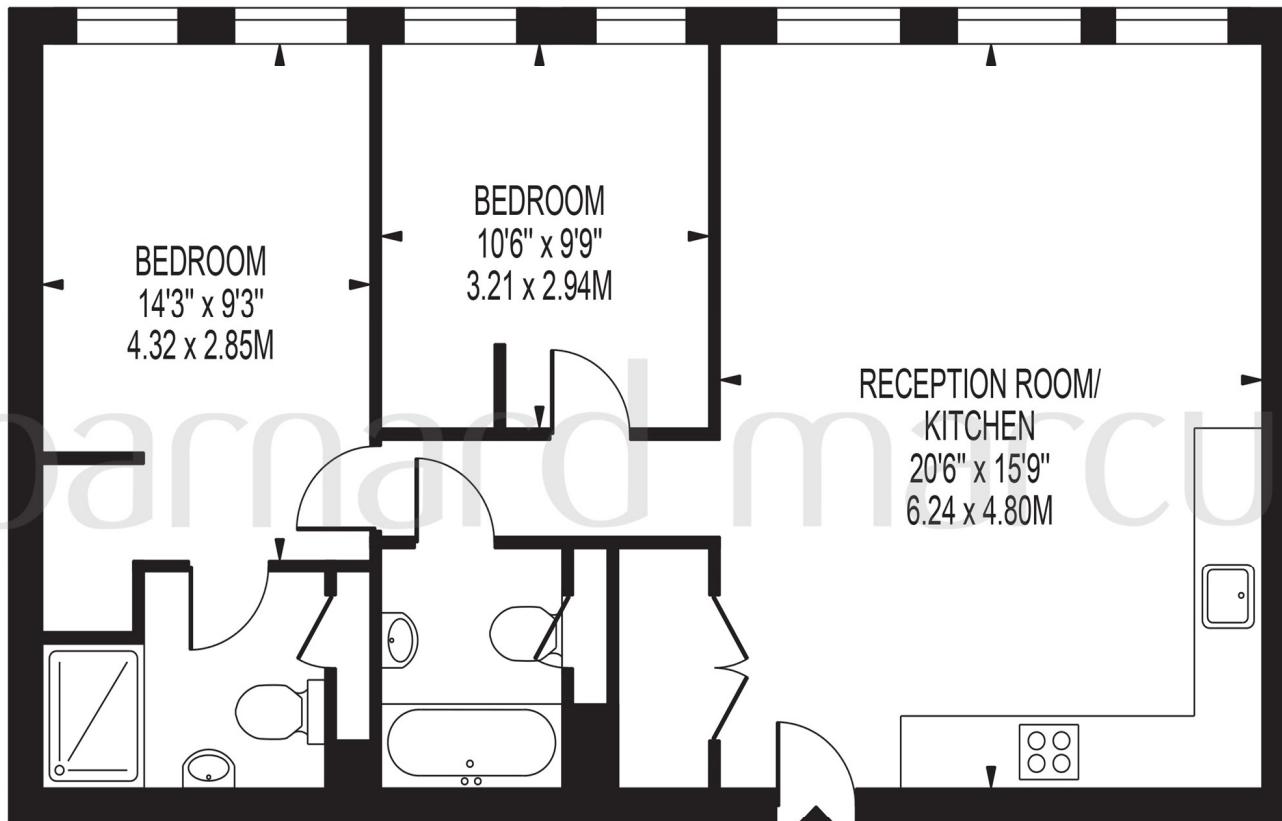
## Leon House High Street, Croydon

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



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.

"A room with a view" wrote EM Forster and with this fantastic 12th floor 2 double bed modern purpose-built apartment with sweeping views across South Croydon and beyond. The property alights with a hotel style foyer with workstations, reception area and concierge leading to enclosed secure access to lift access. The apartment has floor to ceiling windows to rear on entry creating plenty of light, 2 double bedrooms with modern contemporary bathroom, bespoke kitchen with integrated white goods, underfloor heating, long lease, communal roof top terrace. East Croydon station within 1/2 mile with access to London within 15 minutes, plethora of shops, bars and restaurants locally with entertainment arenas such as Box Park and Fairfield Halls.

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## Leon House High Street, Croydon

- Amazing Views
- 2 Double Bedroom
- Underfloor Heating
- Long Lease
- Close to Stations

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.

# £325,000



view this property online [barnardmarcus.co.uk/Property/SCS109868](http://barnardmarcus.co.uk/Property/SCS109868)

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.



Property Ref:  
SCS109868 - 0009

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