

# FOLKLANDS



HIGH STREET, CROYDON

GUIDE PRICE £325,000

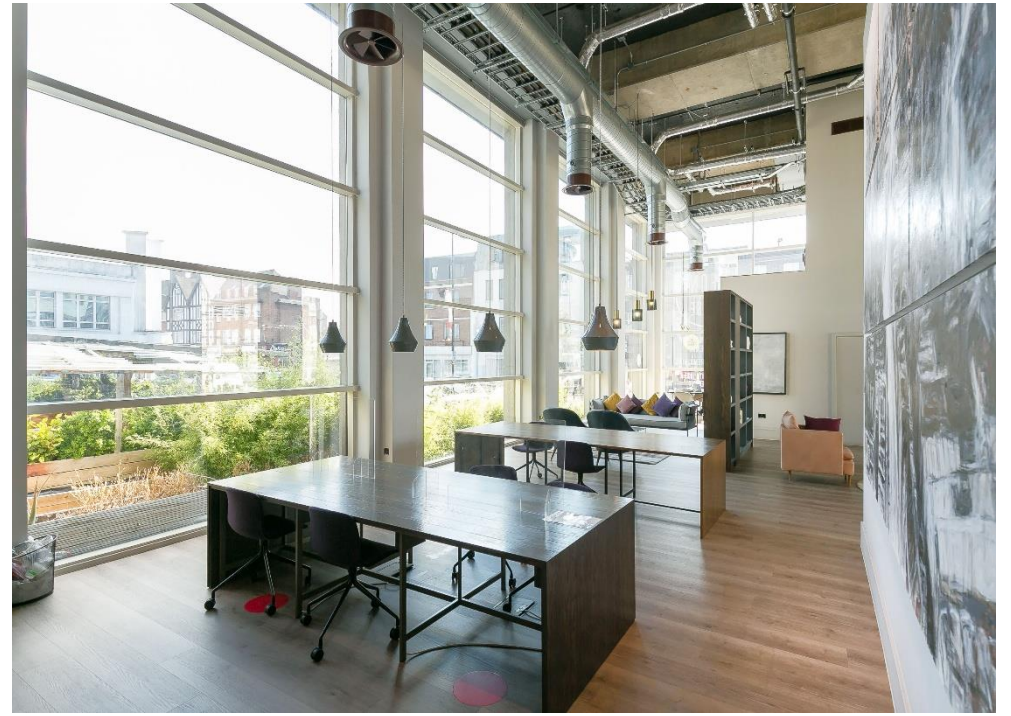
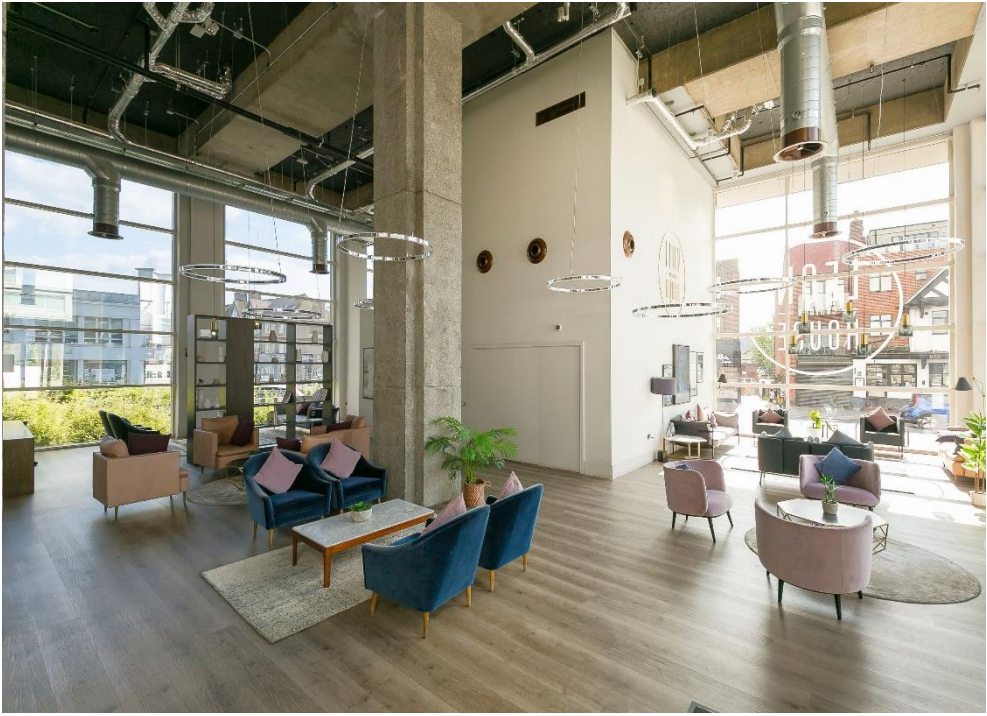












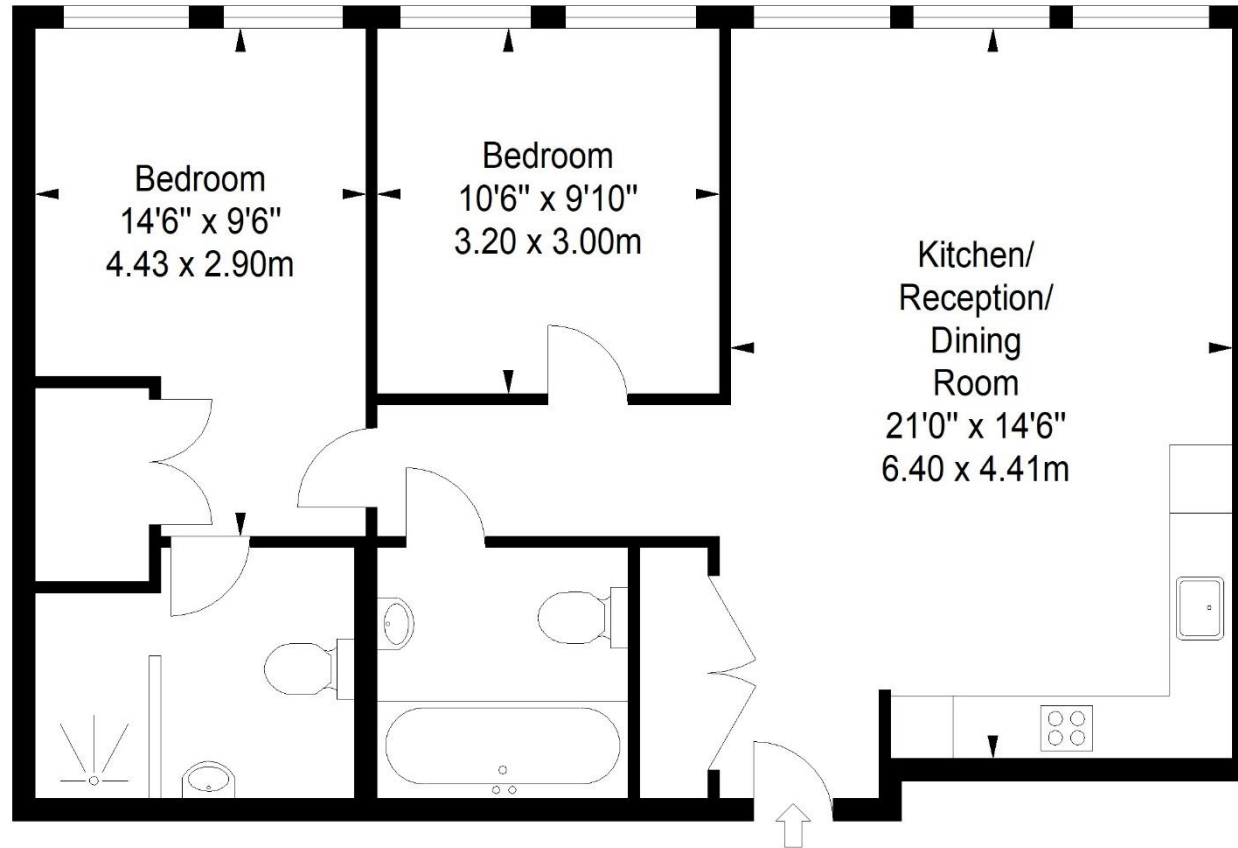






# Leon House

Approximate Gross Internal Area  
751 sq ft / 69.79 sq m

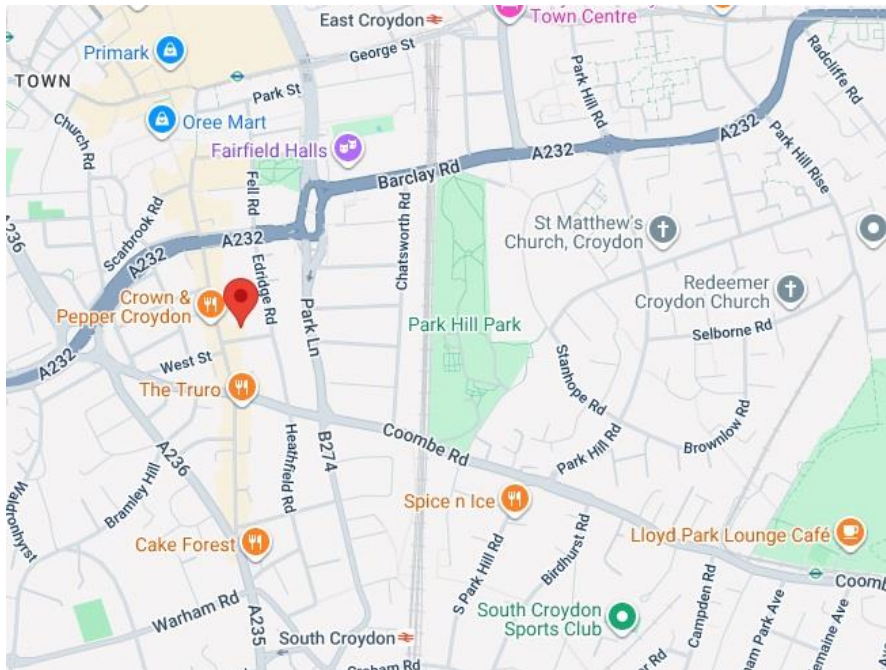


Thirteenth Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

- ❖ TWO DOUBLE BEDROOM APARTMENT - 751 SQFT
- ❖ THIRTEENTH FLOOR WITH FAVOURABLE SOUTHERLY ASPECT
- ❖ LOW SERVICE CHARGE
- ❖ EXCELLENT FITTED STORAGE
- ❖ RESIDENTS SKY GARDEN, CONCIERGE & SECURITY
- ❖ CO-WORKSPACE WITH FREE WI-FI
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ EPC EER D



**\*\* Thirteenth floor with Favourable Southerly Views \*\* Amazing Sky Garden \*\*** A superbly presented two double bedroom thirteenth floor apartment situated within this popular development, conveniently located only 0.5 miles from both East Croydon & South Croydon train stations.

The property has a contemporary design throughout, it has an excellent array of built in storage, and enjoys an elevated position in the building, making it bright & airy with uninterrupted views. The building offers residents a huge sky garden, there is concierge & security, and a vast co-working space with free wi-fi.

The accommodation comprises two double bedrooms (one with a large walk-in wardrobe), an en-suite shower room with an extra-large cubicle, a beautifully appointed bathroom suite with integrated storage cabinet & shower over-bath, a 21' x 14'6" living room with a stylish fitted kitchen and a spacious entrance with a sizeable utility cupboard.

Furthermore, this property sits on the doorstep of Croydon's restaurant quarter, with its wide range of shops, bars & independent restaurants; it is nearby to the highly acclaimed Box Park complex and is moments away from the open green spaces of Park Hill Park. Along with the excellent rail connections, the local Tram stop on George Street is close by and there is a plethora of local bus routes making this a very convenient location to live in.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		