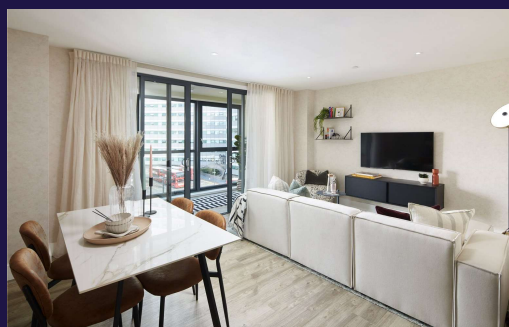
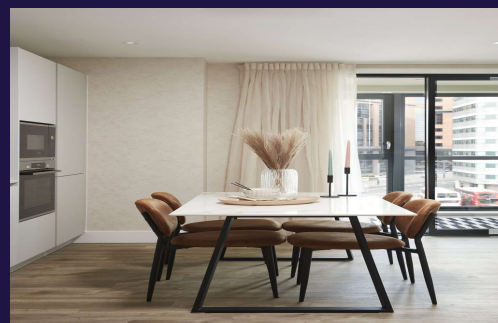
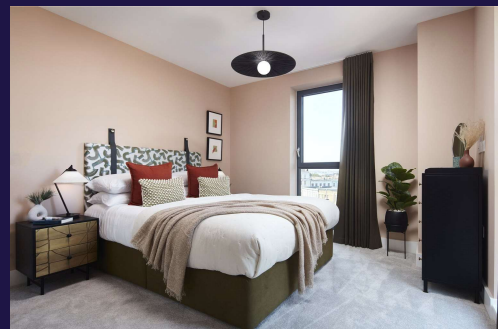


London Square 6-44 Station Road, Croydon, CR0 2RB £425,000



London Square Croydon is an exciting contemporary development of 108 private apartments and penthouse duplexes, moments from the shops, restaurants and transport hubs of this vibrant destination. With its stylish design, landscaped square and central location in this expanding community, it will be a place to meet, connect and embrace a new lifestyle. Flexible, open plan layouts incorporating work from home stations, contemporary kitchens and bathrooms, private winter gardens and a concierge and communal space. Situated right opposite West Croydon Station, the development will form an impressive new centrepiece for the area.

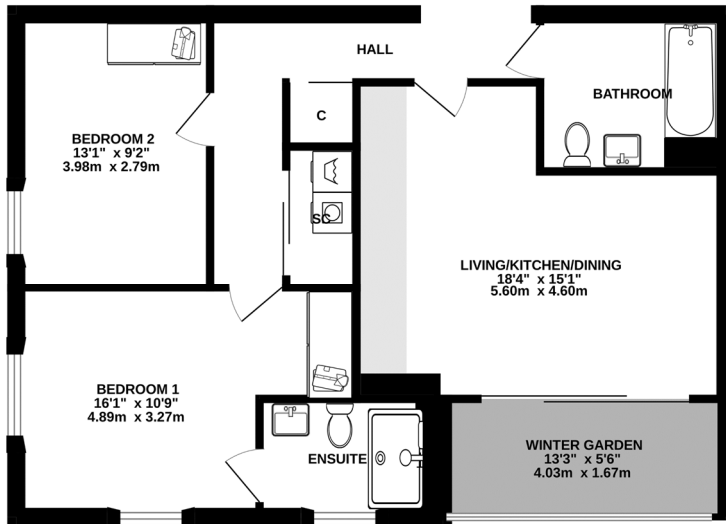
### Property Profile

- Two bedroom apartment
- Two bathrooms
- Finished to a high specification throughout
- Residents' lounge area to second floor with Wi-Fi and access to landscaped terrace
- Video entry system
- Opposite West Croydon Station
- 999-year lease 10 year NHBC Warranty issued on building completion
- Video entry system
- Winter garden
- Underfloor heating
- Three residents' landscaped terraces
- 2 year London Square Customer Care Warranty

## Situation

For a location so close to central London, Croydon has plenty of green space to explore. Nearby parks and gardens are perfect for morning runs, leisurely picnics or some outdoor fitness and fun. Wandle Park is just a mile from London Square Croydon, with its stretch of river, trim trail, pretty gardens, play areas and café. South Croydon is a 10 minute bike ride away, with its residential streets, 114-acre Lloyd Park and golf courses. For the fastest trains into central London, head to East Croydon station. Train journey times from here to both London Bridge and London Victoria are just 14 minutes. The excellent links to central London and the South combined with easy travel to Gatwick Airport create an amazing business hub with fast routes to local and international destinations.

PLOT 301



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Mallard Court  
4 Clarence Street  
Staines upon Thames  
TW18 4SP

Please note that under the Consumer Protection Regulations we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the Vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.

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