



Saffron Central Square, Croydon, CR0

Asking Price: £250,000

 Benham
& Reeves

Pinnacle Apartments, Saffron Central Square, Croydon, CR0

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 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This brilliant dual-aspect one bedroom flat is set on the 24th floor of a modern purpose-built block, providing stunning, panoramic views of the city. The living room is bright with large floor-to-ceiling windows, and the open-plan kitchen includes integrated appliances and is finished to a good standard. The bedroom is well-sized and includes a walk-in wardrobe. It also features a modern, fully tiled three-piece bathroom.

Saffron Square is a contemporary and modern development located in the heart of Croydon. The development provides a modern living experience with a 24-hour concierge, private gym and lounge. Plenty of shops and restaurants are moments away.

Residents benefit from the transport links being close by, with West Croydon bus/tram station and East Croydon (Southern Rail, Southeastern Rail, Thameslink & Gatwick Express - Zone 5) station located close to the development



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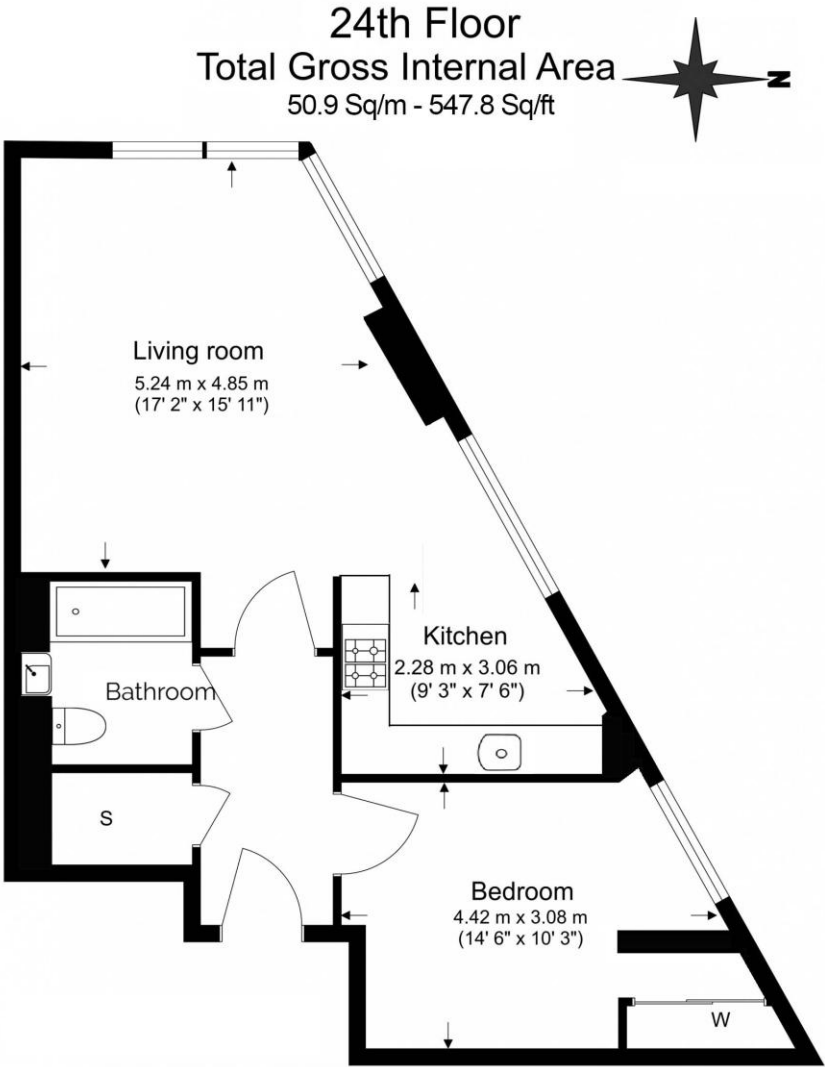


Property Features:

- One Bedroom
- One Bathroom
- 547 Square Feet (Approx.)
- 24th Floor
- Modern Interior
- Concierge
- West Croydon Station (0.2 Miles) - Southern and Thameslink – Zone 5
- East Croydon Station (0.6 Miles) - Southern Rail, Southeastern Rail, Thameslink & Gatwick Express - Zone 5



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£250,000
Tenure:	Leasehold Expires 22/12/3010 Approximately 983 Years Remaining
Ground Rent:	£250.00 (per annum) for the year 2026
Service Charge:	£4,257.00 (per annum) For the year 2026
Anticipated Rent:	£1,300.00 pcm Approx. 6.2 % Yield

Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: KEW240062

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W: www.benhams.com

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