



Pearson Building, London Square, Station Road, Croydon, CR0

Asking price **£395,000** | Leasehold



Pearson Building, London Square, Station Road, Croydon, CR0

-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Winter Garden
-  Secure Cycle Storage
-  Landscaped Terrace
-  Local Amenities
-  24-Hour Concierge
-  0.1 MI West Croydon

A stylish two-bedroom, two-bathroom apartment featuring a private winter garden, set within the impressive Pearson Building at the sought-after London Square development in Croydon.

The property offers a bright and spacious open-plan kitchen and living area, complemented by floor-to-ceiling glazing that floods the space with natural light. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from a sleek en-suite shower room, alongside a contemporary family bathroom.

Further highlights include underfloor heating, a high-specification integrated kitchen with premium appliances, fitted wardrobes and modern smart bathroom fittings. The

winter garden also provides an additional versatile space.

London Square Croydon provides a 24-hour concierge, secure cycle storage and three residents' landscaped terraces.

West Croydon Rail Station runs London Overground trains to Highbury & Islington and Tram services to Beckenham Junction, East Croydon and Wimbledon.

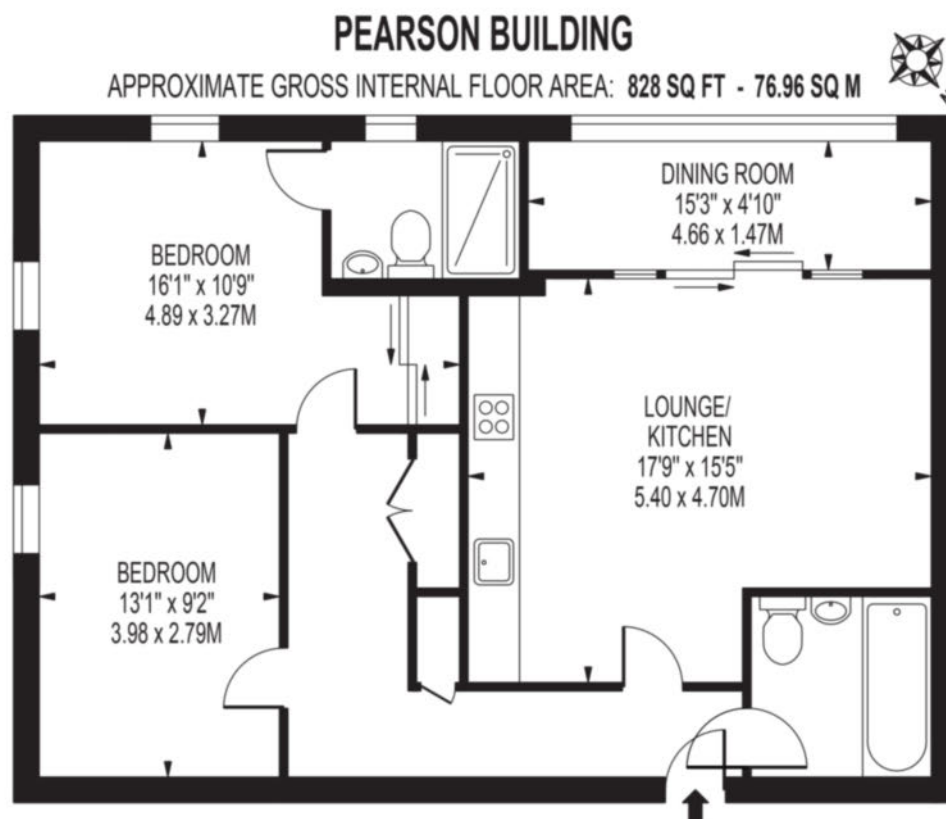
East Croydon Station is a short distance away from the development and runs rail services to Central London, Gatwick and South of England.



Tenure:	Leasehold (996 years remaining)	Local Authority:	Croydon
Ground Rent:	N/A	Council Tax Band:	C
Service Charge:	£3,700 p.a.	EPC:	B

Floorplan

828 sq ft | 76.96 sq m



FOR ILLUSTRATION PURPOSES ONLY

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IHP 23052024

Greenwich

1 Crescent Arcade, 279 Creek Road, London, SE10 9EJ

Sales

020 8853 8978 | greenwich.sales@chaseevans.com

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