



Pearson Building, Croydon

£2,000



We are delighted to announce the availability of this elegant two-bedroom, two-bathroom apartment on the 7th floor in the brand new London Square Croydon Development, CR0.



CROWN
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- Unfurnished
- Residents' Lounges
- Podium Garden
- Next to West Croydon Station
- Underfloor Heating
- Concierge
- Rooftop Terraces
- Private Winter Garden
- 7th floor
- Brand New Build



The Property

This apartment is bright and spacious, featuring floor-to-ceiling windows throughout the apartment. The living, dining and kitchen area is absolutely beautiful. With the open plan concept, this area is very sociable and bright. From the living area, you have access to your very own, private winter garden which offers lovely views of Croydon and more. The kitchen is fitted with Bosch appliances throughout, maximising space and practicality.

The main bathroom is next to the living area, and features a large bath tub and shower. The bathroom is spacious and cozy with lovely colour tones.

The hallway has a storage cupboard as well as a utility cupboard which also has a Bosch washer/dryer.

The master bedroom is of a very good size and offers lovely views of Croydon and more. This bedroom also has integrated wardrobes, as well as an ensuite bathroom with a walk-in shower.

The second bedroom is also very spacious and offers lovely views. The floor-to-ceiling windows make this apartment feel cozy and bright.

The apartment also has underfloor heating throughout.

London Square Croydon Development

Residents can enjoy amenities such as a 24-hour concierge, landscaped rooftop terraces, a podium garden, and a residents' lounges with free Wi-Fi. Located just minutes from the high street and well-connected by two nearby stations, this development provides both convenience and a vibrant lifestyle in the heart of Croydon.

Local Council: Croydon
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	87	87

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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