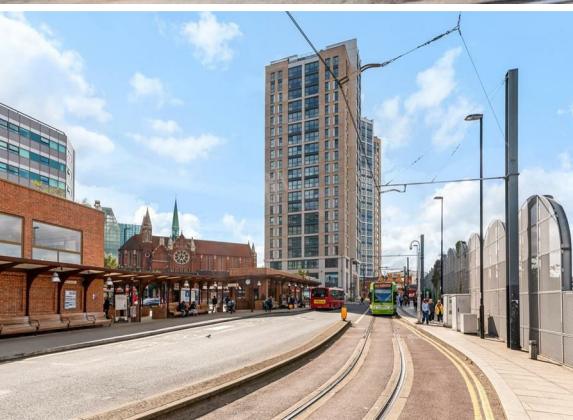




**1 Bed
Apartment within
London Square's,
Pearson Building in
West Croydon**

Asking price £365,000



SECOMBE
estates

Pearson Building
Station Road
CR0 2RB

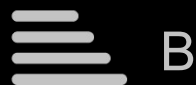
The Apartment:

Open Plan Living and Kitchen

Bedroom

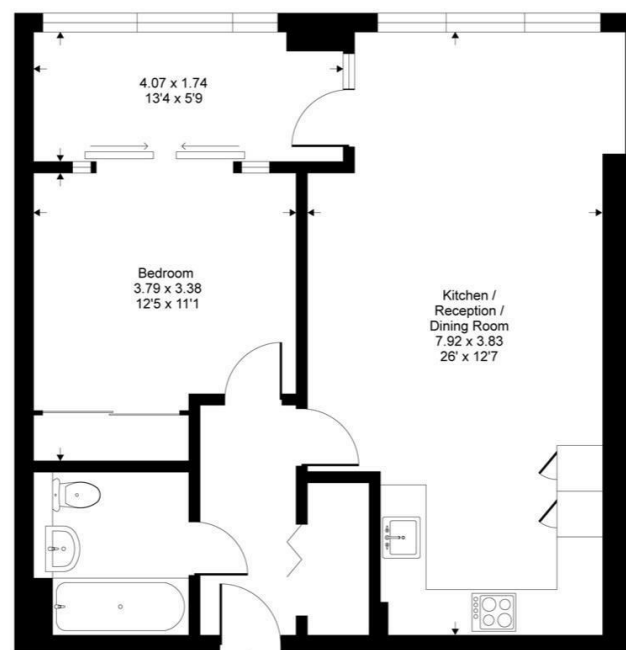
Winter Garden

Bathroom



Station Road, CR0

Approximate Gross Internal Area = 61.5 sq m / 663 sq ft



Nineteenth Floor

IN

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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The Description:

A spacious, one double bedroom apartment within the newly built, Pearson Building in West Croydon.

The development has 108, spacious and well designed one, two and three bedroomed apartments, three communal roof terraces (2 on the 20th floor and one on the 2nd floor), a 24 hour concierge and a communal residents lounge with built in Wi-fi. It is a short walk to West Croydon over ground rail station (across the road and around the corner) which provides an easy commute into London Bridge in roughly 15 minutes along with other routes around the South coast and the capital. There is also easy access to the West Croydon bus station and tram stop making travel and cumulating simple..

The apartments all benefit from some very impressive views, but the view from the terraces are exceptional!

The apartment is on the 19th floor and has a large modern bathroom, a stunning open plan living room/ kitchen with Bosch appliances and an additional winter garden room.



The property will make a lovely home for someone looking for convenience and modern style living. Ideal for a single professional or a couple. A buyer should also be aware of the potential for capital appreciation due to the planned re-development of a new Westfield site close by. Also, the current expected rental value is set between £1,400 and £1,600 per calendar month.

- New Build Development
- Close to Transport
- Communal Roof Terrace's
- Open Plan Living
- 5 Year Free Service Charge
- 24 Hour Concierge
- Residents Lounge
- Ready to move in



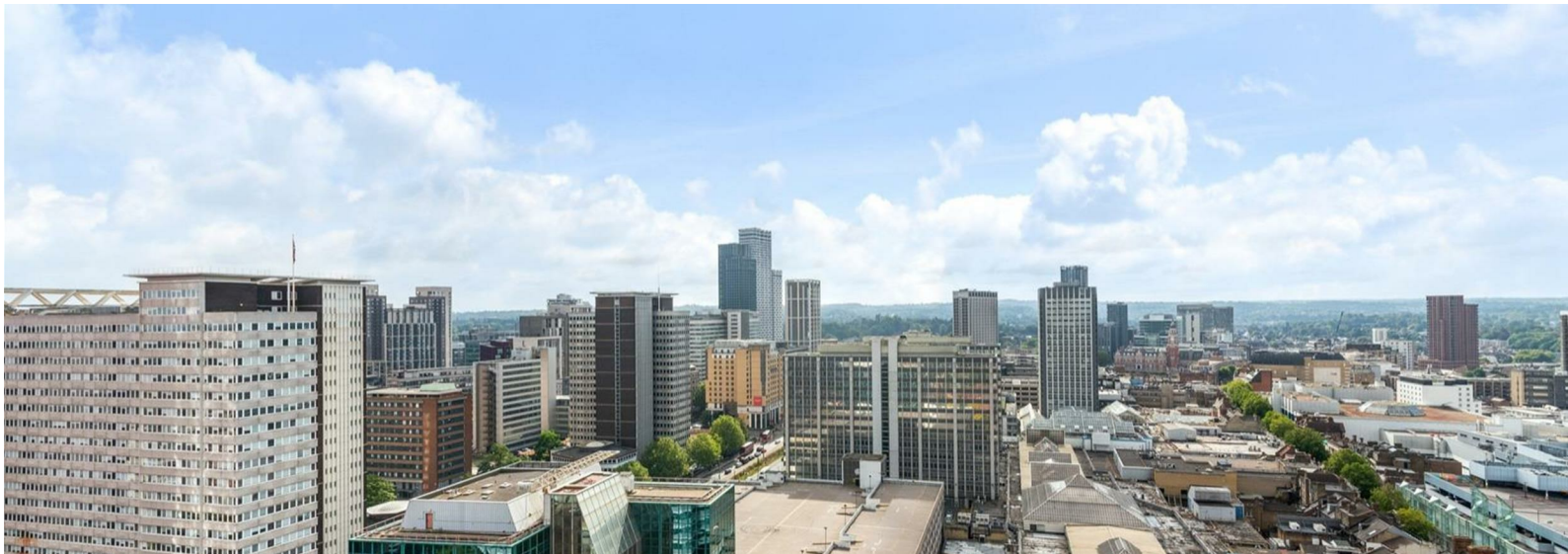
Location:



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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		

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