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ESTATE AGENTS



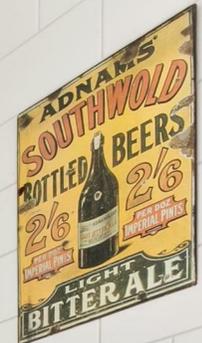
Flat 198 Leon House 233 High Street, Croydon, CR0 1FY

Guide price £220,000



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# Flat 198 Leon House

## Croydon, CR0 1FY

Stunning Sixteenth Floor One Bedroom Apartment  
Stylish Interiors and Quality Finish  
Bedroom with Separate Dressing Area  
Communal Residents' 'Sky Garden' with Fantastic Views  
Concierge Services and Secure Access

Sought After Central Location  
Open Plan Reception/Kitchen  
Modern Bathroom  
Co-Working Space with Free Wi-Fi  
Walking Distance East Croydon Station and Amenities

\*\*\*Guide Price £220,000-£240,000\*\*\*

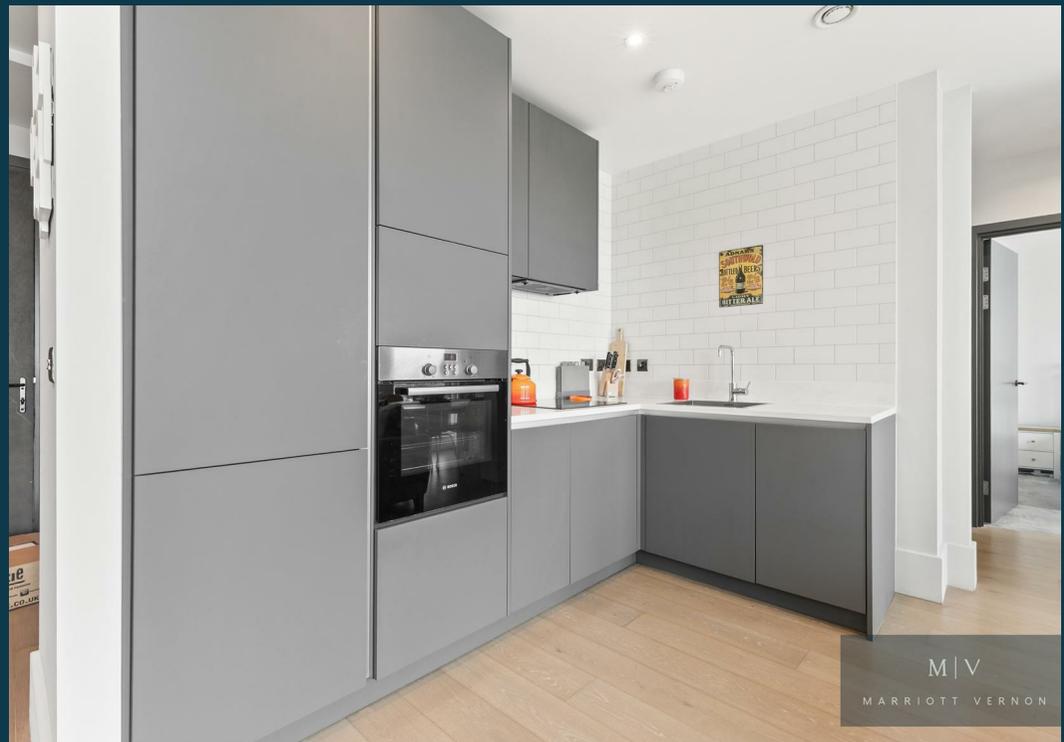
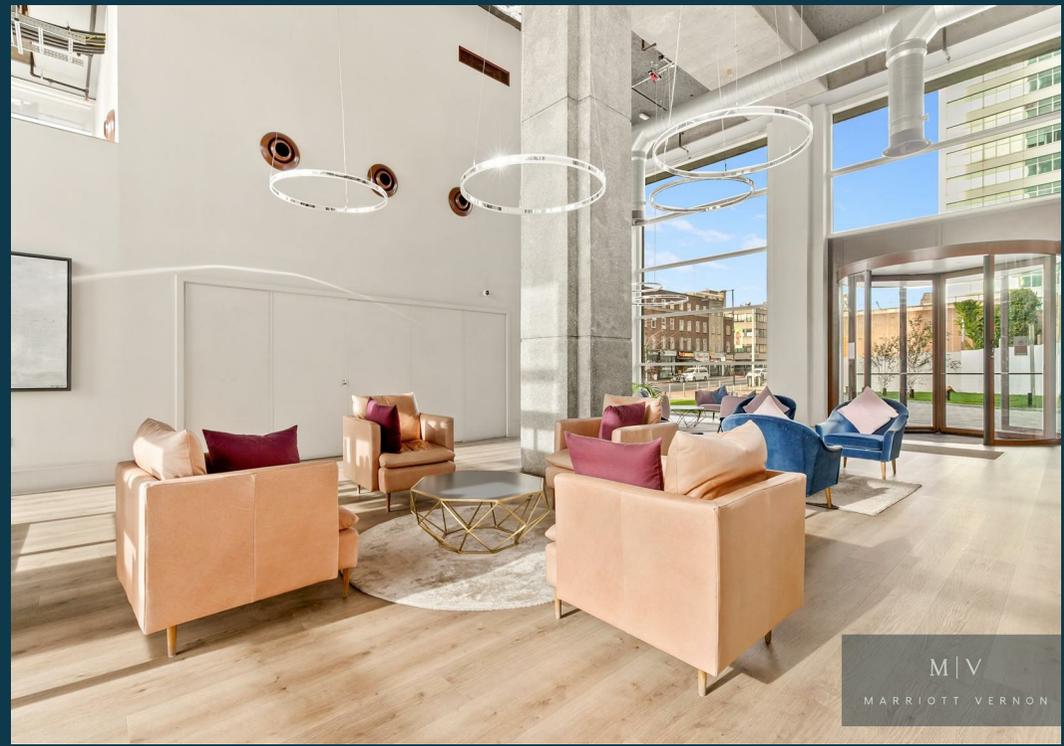
Marriott Vernon present to the market this well presented one bedroom sixteenth floor apartment boasting fantastic far-reaching views, set within a sought after development in the vibrant centre of Croydon, within just a short walk of East Croydon station, Tramlink and a host of shops, bars and restaurants. The property offers bright, well planned accommodation, beautifully appointed, with neutral decor throughout. Features include a wonderful open plan reception/kitchen/diner, modern bathroom, bedroom with dressing area, quality floor coverings, electric heating, full height double glazed windows, and long lease. The development itself benefits from a communal 'sky garden' roof terrace, residents' lounge, co-working space and concierge services.

Accommodation comprises entrance with inbuilt storage, leading into the open plan reception/kitchen/diner with ample space for both relaxing and dining. The kitchen area comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, induction hob with overhead extractor, electric oven, and further space for appliances. There is a generously sized double bedroom, with adjacent dressing area, plus a stylish bathroom with modern suite.

The property is superbly located within a short walk of East Croydon station, providing fast and frequent links into Central London, Gatwick and the South Coast, with Tramlink and bus connections also close-by, linking the surrounding area. Croydon town centre, 'Box Park' and the 'Restaurant Quarter' are literally on the doorstep, offering a huge selection of shops, bars, restaurants and amenities, as well as leisure facilities including a large cinema complex.

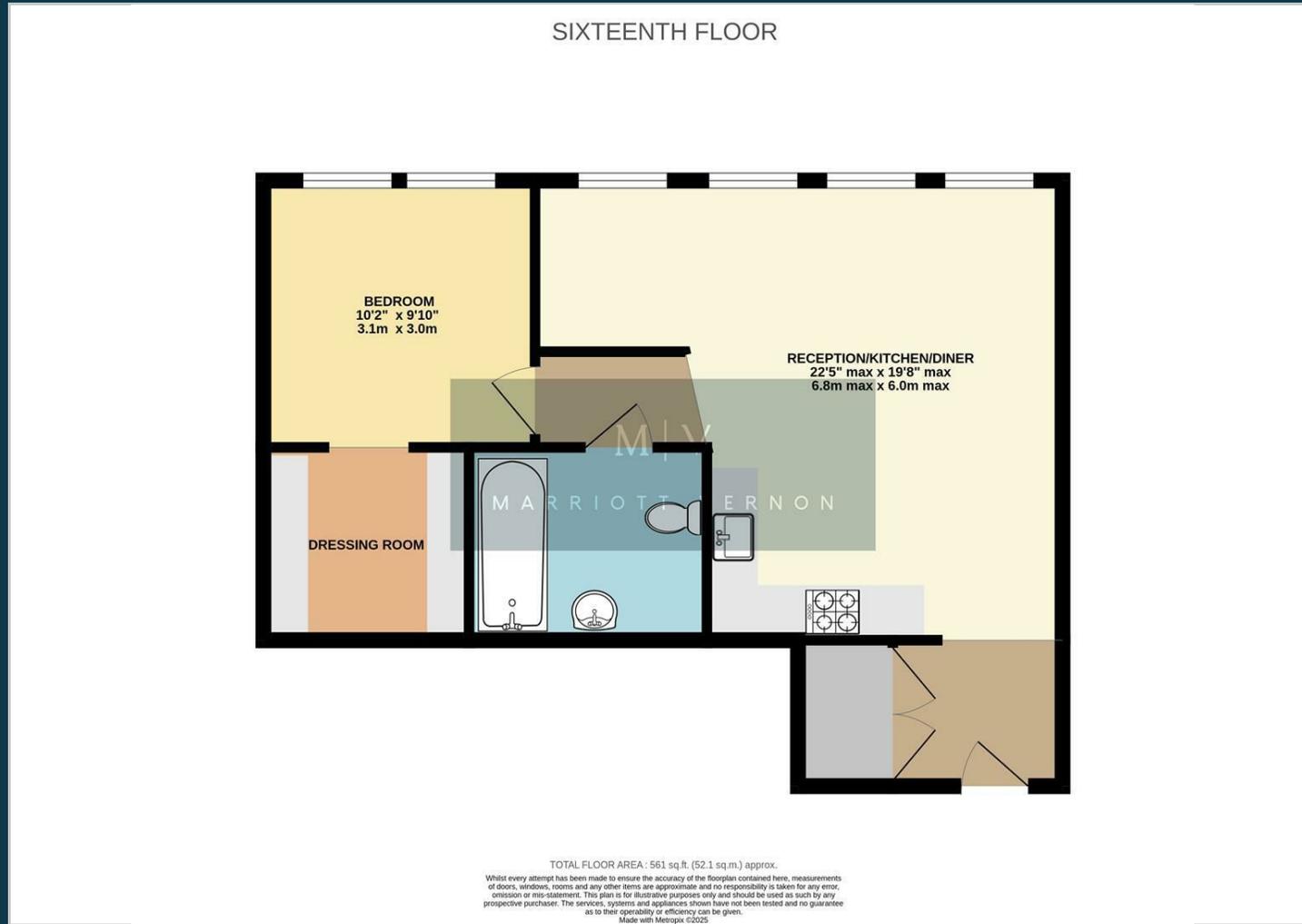
Viewings are highly recommended.



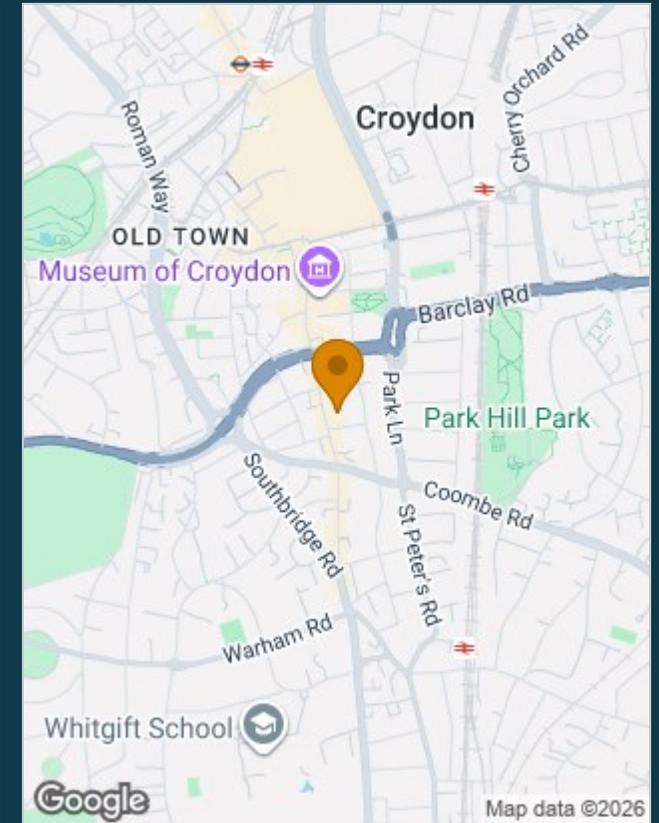




## Floor Plans



## Location Map



## Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	53
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.