

Truuli



Leon House, High Street, Croydon, Surrey, CR0

£300,000 Leasehold

- South-facing floor to ceiling windows looking out towards Surrey
- Comfortable and spacious living area
- Good storage throughout
- Large walk-in wardrobe space
- Contemporary style bathroom
- Great community feel within the building
- Concierge
- Communal areas and a roof garden
- Close proximity to East Croydon and the centre of town

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

Tel: 0330 043 0002

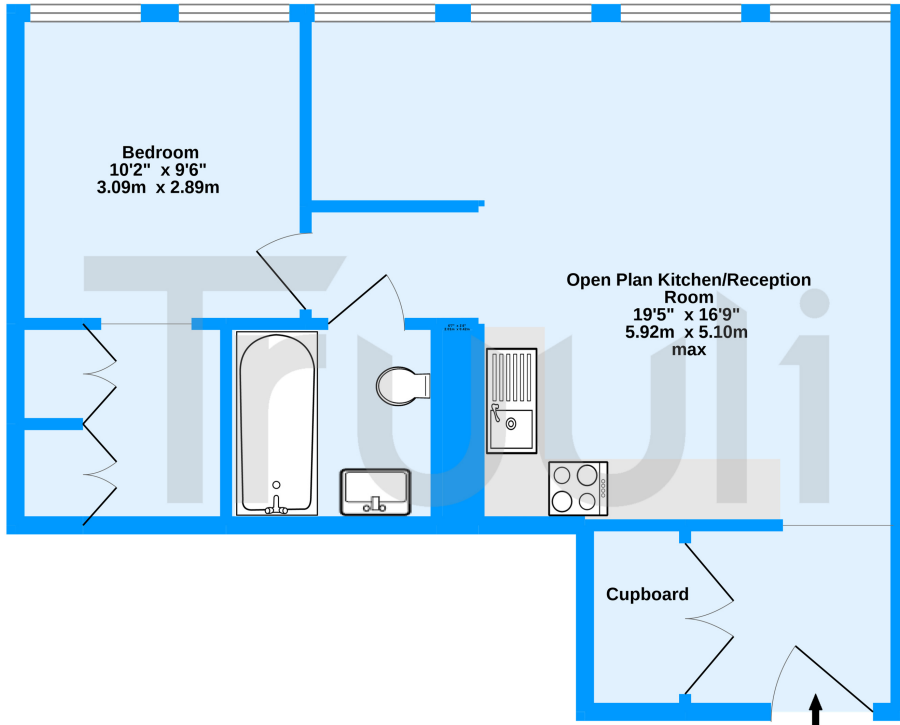
Email: save@truuli.co.uk Web: www.truuli.co.uk

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£300,000 Leasehold

I have loved living in this beautiful flat in the heart of Croydon and I am going to really miss it! It is located on the 9th floor of Leon House - a new build just over three years old. When I bought this property I was immediately sold by the sleek finish, the beautiful modern design, the bright spacious living area, the walk-in wardrobe space and the modern kitchen. Not to mention living in a building with access to a range of shared spaces and services that I have had lots of use of over the past few years!

Ninth Floor
539 sq.ft. (50.1 sq.m.) approx.



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TOTAL FLOOR AREA: 539 sq.ft. (50.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 10/2022

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Predicted	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C		(69 to 80) C	
(55 to 68) D	58	(55 to 68) D	
(39 to 54) E	58	(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	0
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

