



CROYDON

CRO

1, 2 AND 3 BEDROOM APARTMENTS AND
PENTHOUSE DUPLEXES IN THE HEART OF CROYDON

WELCOME

TO LONDON SQUARE CROYDON



CROYDON

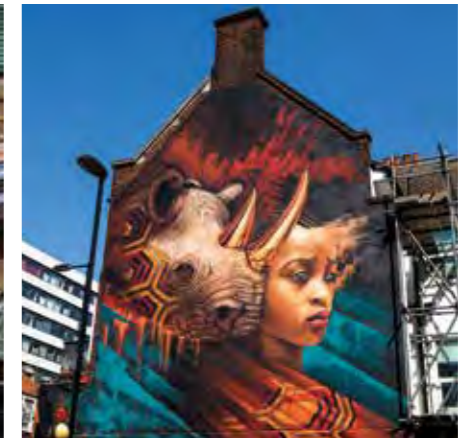
CRO

LONDON SQUARE CROYDON IS AN EXCITING CONTEMPORARY DEVELOPMENT OF 108 PRIVATE APARTMENTS AND PENTHOUSE DUPLEXES, MINUTES FROM THE SHOPS, RESTAURANTS AND TRANSPORT HUBS OF THIS VIBRANT DESTINATION.

WITH ITS HIGH QUALITY DESIGN AND FINISH, BOTH INSIDE AND OUT, LONDON SQUARE CROYDON BRINGS A NEW STANDARD TO THE AREA, GIVING YOU THE STYLISH HOME YOU WANT IN THIS INCREDIBLY WELL CONNECTED LOCATION.



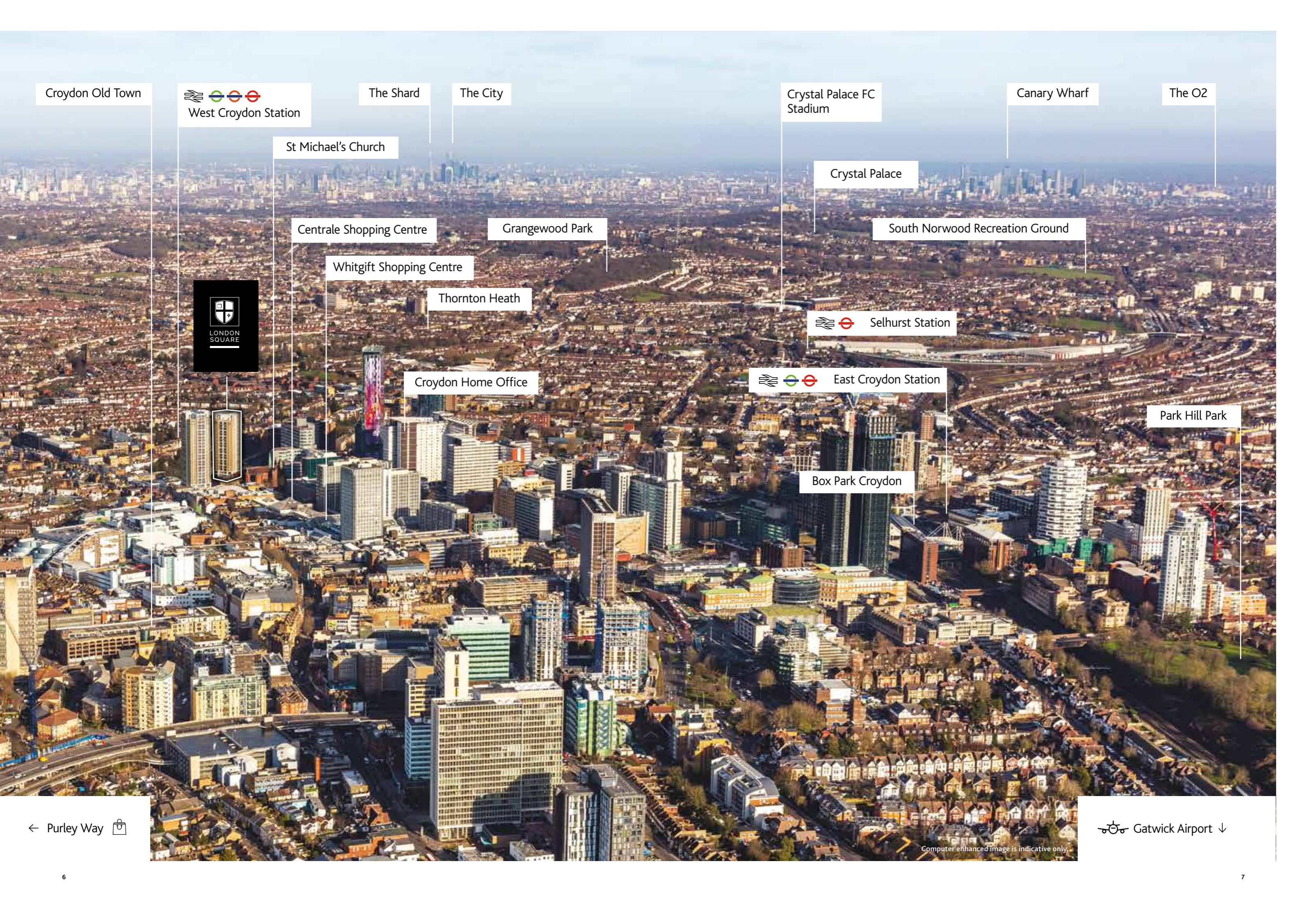
A new gateway



As Croydon continues its transition into a pulsating creative hub, with its own identity but less than 20 minutes from the City, London Square Croydon will be at the heart of it all.

With its stylish design, landscaped square and central location in this expanding community, it will be a place to meet, connect and embrace a new lifestyle.

Computer generated image is indicative only.



Croydon Old Town

West Croydon Station

The Shard

The City

Crystal Palace FC Stadium

Canary Wharf

The O2

St Michael's Church

Centrale Shopping Centre

Grangewood Park

Crystal Palace

South Norwood Recreation Ground

Whitgift Shopping Centre

Thornton Heath

Selhurst Station



Croydon Home Office

East Croydon Station

Park Hill Park

Box Park Croydon

← Purley Way

Gatwick Airport ↓

Computer enhanced image is indicative only

All planned out



Situated right opposite West Croydon Station, the development will form an impressive new centrepiece for the area.

A new public square will open up the views of neighbouring Grade I listed St Michael's and All Angels Church, as well as providing a welcoming open space for the ground floor shops and eateries.

The landmark tower offers spectacular views over Croydon and towards London's famous skyline.



Walking distances are approximate and sourced from google maps.

Computer generated images are indicative only.

At London Square Croydon, homes are designed to be in tune with your lifestyle and to London Square's award winning standards. Flexible, open plan layouts incorporating work from home stations, contemporary kitchens and bathrooms, private winter gardens and even a concierge and communal space give you the space to live life your way.

Your space

2

minute walk to
West Croydon Station

2

minute walk to
your morning coffee

Walking distances are approximate and sourced from google maps

You'll find your new home a joy to live in and easy to run. Comfort, modern technology and sustainability are brilliantly combined into a sophisticated design all centred around the new landscaped public square with ground floor shops and cafés. It's a place to meet with friends or just watch the world go by.



Your square

London Square Croydon has everything you need for a busy, urban lifestyle.

A concierge is on hand to take deliveries and generally help life run more smoothly. The public square at the ground floor of the building is attractively landscaped, making it the perfect spot to meet and mingle. Opening out onto this space are commercial and retail units giving the whole development a lively creative atmosphere. The local shops and cafés will also be a convenient stop for everyday essentials.

The Croydon buzz begins right next door with Matthew's Yard, an independent space with a coffee shop, café, bar and arts space. Part owned by the local community they have regular exhibitions, as well as live music, poetry, craft clubs, theatre, and workshops. Start the day here before exploring Croydon's cultural scene.

Computer generated images are indicative only.



3
minutes on foot to
Marks & Spencer

7
minutes on foot to
The Gym, West Croydon

Walking distances are approximate and sourced from google maps

Living at London Square Croydon puts you just minutes from the lively town centre, with its diverse mix of food, drink, music, markets and more. Whatever your interests, you'll be able to live life to the full here. Step outside your new home and you'll find everything you want just a few minutes walk away. Your morning coffee, a run in the park, lunch with friends – it's all right on your doorstep.

11

minute walk to
Boxpark Croydon

14

minute walk to Croydon
Restaurant Quarter

Live well

If you can't decide what you fancy to eat, take a stroll through Croydon's Restaurant Quarter. This gastronomy packed area is on the southern side of the town centre, and features a variety of international cuisine. For a more relaxed approach to dining in a buzzy atmosphere, try Boxpark Croydon with its exciting mix of street food traders, bars and live events.

Croydon's music and cultural scene is just as diverse, giving you plenty of options for a night out. Music venues include The Front Room and The Oval Tavern, while the iconic Fairfield Halls live entertainment and arts complex has recently undergone a multi-million pound refurbishment to create a fantastic space for dance, theatre, opera, music and exhibitions. There's a Vue Cinema for all the new movie releases, The David Lean Cinema, an intimate venue showing a range of classic, international and contemporary films and the award-winning Lost Format Society Rooftop Cinema.

For football fans, Crystal Palace FC Stadium at Selhurst Park is just a 10 minute drive away, famous for possessing one of the best atmospheres in the Premier League.

Walking distances are approximate and sourced from google maps



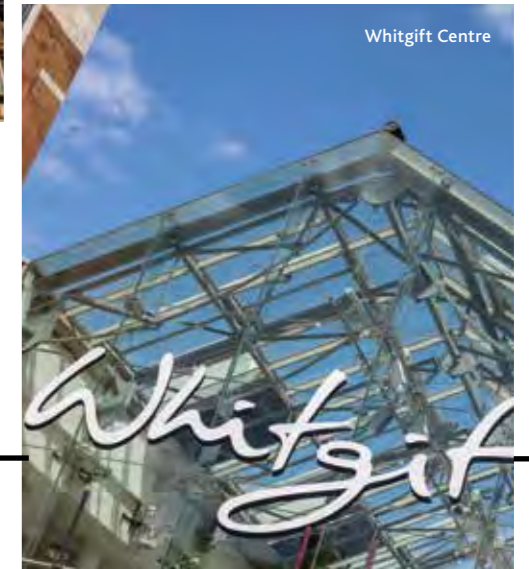
Fairfield Halls



Boxpark Croydon



4
minute walk to
Centrale & Whitgift
shopping centres



Step out in style



8
minute walk to
historic Surrey
Street Market

You'll find everything from designer brands and high street favourites to independent stores, all within your neighbourhood.

The popular Centrale and Whitgift centres are already home to numerous shops, fashion brands, food stops and cafés. Purley Way has a fantastic range of large homeware and furniture stores such as Ikea, Sofology, Next, John Lewis and Natuzzi Italia, as well as fashion, jewellery and beauty stores.

For shopping on a smaller scale, there's Surrey Street Market, London's oldest street market, with fresh produce, street food and arts and craft, while the town centre's streets are dotted with independent stores such as butchers, bakeries, homeware and gift shops.

Walking distances are approximate and sourced from google maps



10
minutes by bike to
leafy South Croydon

6
minutes by bike
to Wandle Park

Outside

Millers Pond

Distances are approximate and sourced from google maps



Wandle Park



For a location so close to central London, Croydon has plenty of green space for you to explore. Nearby parks and gardens are perfect for morning runs, leisurely picnics or some outdoor fitness and fun.

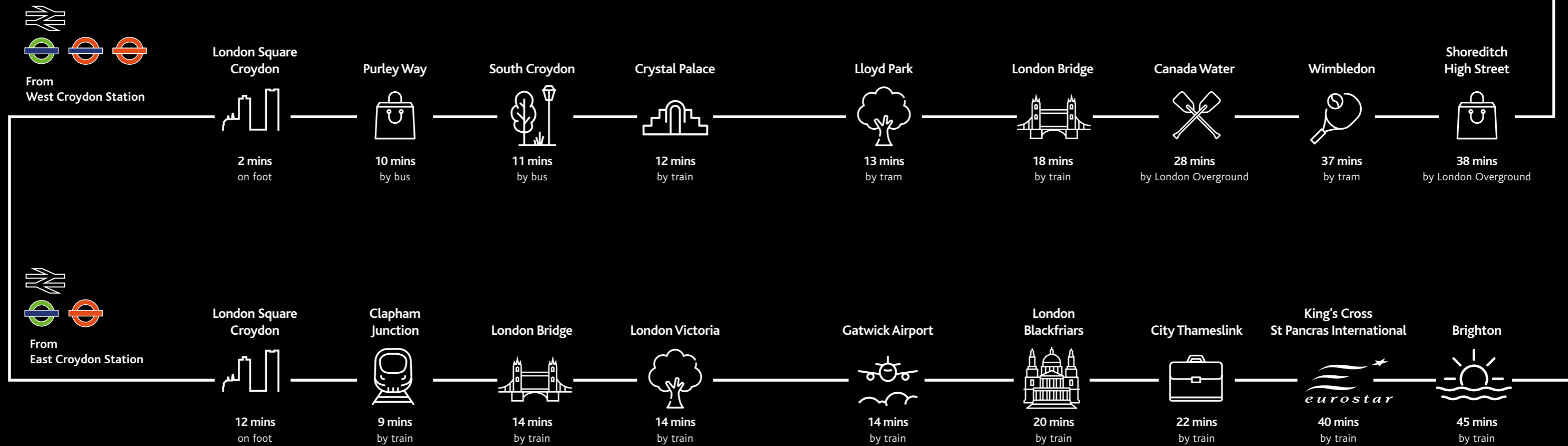
and active

Wandle Park is just a mile from London Square Croydon, with its stretch of river, trim trail, pretty gardens, play areas and café. A similar distance away is Park Hill Park and recreation ground. This historic park features a walled garden, tennis and basketball courts, playground and paths meandering through the grass and trees. Leafy South Croydon is a 10 minute bike ride away, with its residential streets, 114-acre Lloyd Park and golf courses. South Croydon is a popular area for families, once they want more space away from the town centre.

You also have plenty of choice when it comes to fitness facilities. There's a David Lloyd Health Club in Purley with two pools, 17 tennis courts, a huge gym and spa. Waddon Leisure Centre is a 10 minute bike ride away, or for the ultimate convenience, there are three 24-hour gyms in the town centre, all around 8 minutes' walk away. For something a bit different, the Oxygen Freejumping trampoline park is close by, and can be enjoyed by all ages.



Connect faster



THE CAPITAL AND BEYOND

London Square Croydon is brilliantly well-connected between two stations offering fast trains, London Overground, trams and buses with great access to the capital and beyond. The excellent links to central London and the South combined with easy travel to Gatwick Airport create an amazing business hub with fast routes to local and international destinations.

EASY CONNECTIONS

West Croydon, on the East London Overground line and rail and tram network, links directly to the creative hubs of Shoreditch and Hoxton as well as Canada Water. From Canada Water it is one stop to Canary Wharf or two to London Bridge, where the buzzing restaurants and bars around Borough Market await. And with lots of convenient bus routes taking you as far as Wimbledon the whole of the south is easy to get around.

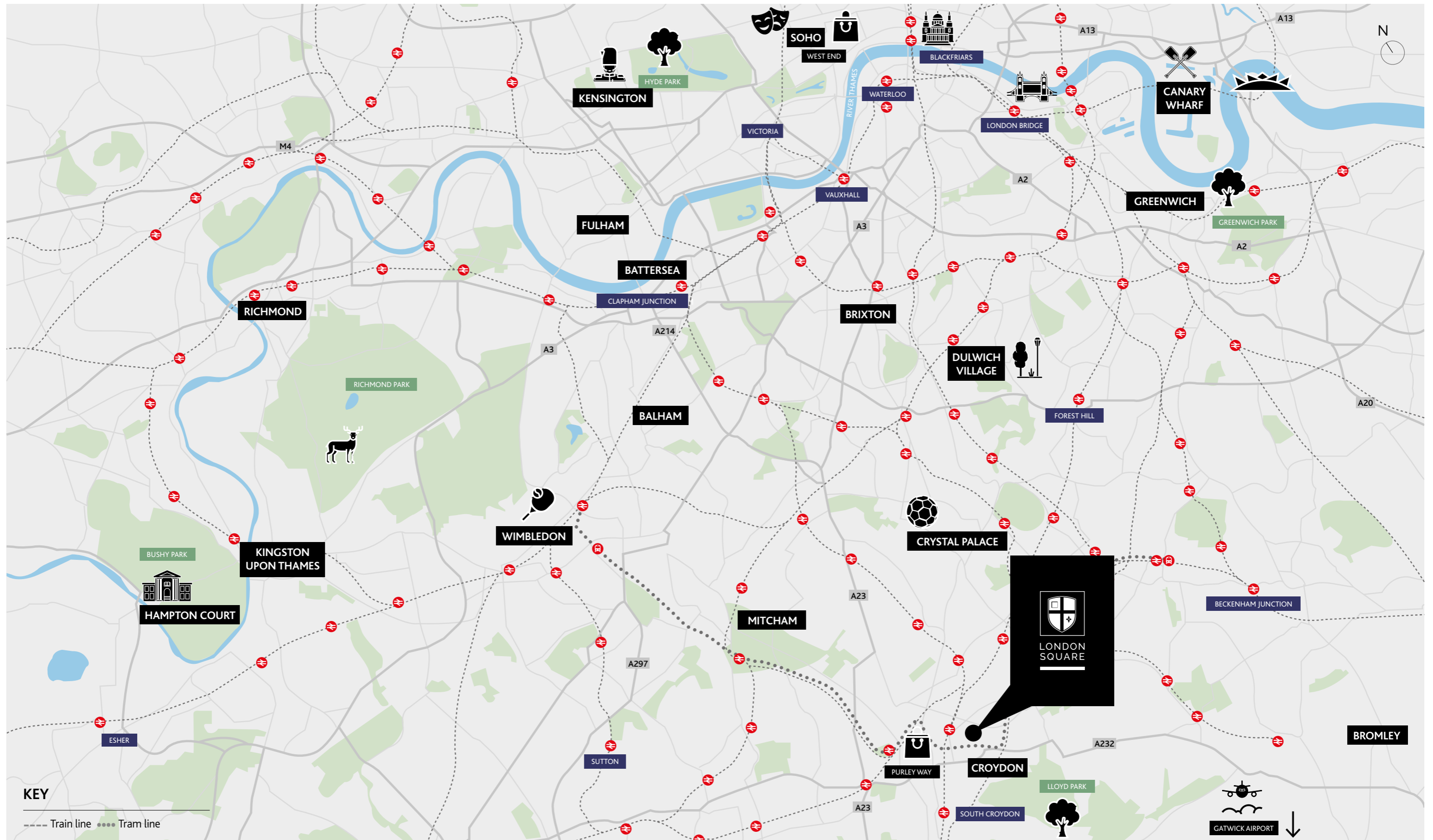
LONDON MADE EASY

For the fastest trains into central London, head to East Croydon station. Train journey times from here to both London Bridge and London Victoria are just 14 minutes. From London Victoria you are just minutes from the capital's iconic landmarks and famous parks, while London Bridge is a thriving business and cultural hub with More London and the London Bridge Quarter.

DOCKSIDE HUB

Easily accessible from Croydon via the Overground and Jubilee Line, Canary Wharf is London's most important financial district. But it's much more than a business hub, with renowned river view restaurants, bars and a wide selection of shops making the most of the Docklands setting. The new Elizabeth Line at Canary Wharf will also open up even more of London to Croydon.

Travel times are approximate and sourced from www.tfl.gov.uk



London made easier

Learn and discover

With a firm focus on the community and student life, Croydon College – made up of a Further Education College, Croydon School of Art and a University Centre – run hundreds of different courses, from apprenticeships and arts/science diplomas through to BAs.

Alongside Croydon School of Art, where David Bowie once studied, this creative hub is home to the prestigious BRIT School. Best known for its many famous alumni like Adele, Kate Tempest, Kate Nash, Jessie J and The Feeling, it has an outstanding record for nurturing talent – with nearly 100% of its students going on to work in a wide range of creative industries.

The additional benefit of easy access to London's top universities make Croydon a prime choice for education.



Colleges and Universities



9 mins
on foot



9 mins
on foot



22 mins
on foot



25 mins
by train



30 mins
by London Overground



41 mins
by train and Tube



48 mins
by train and tube



46 mins
by train



45 mins
by train and tube



44 mins
by train and tube



41 mins
by train and tube

Travel times are approximate and sourced from www.tfl.gov.uk



Landmark living



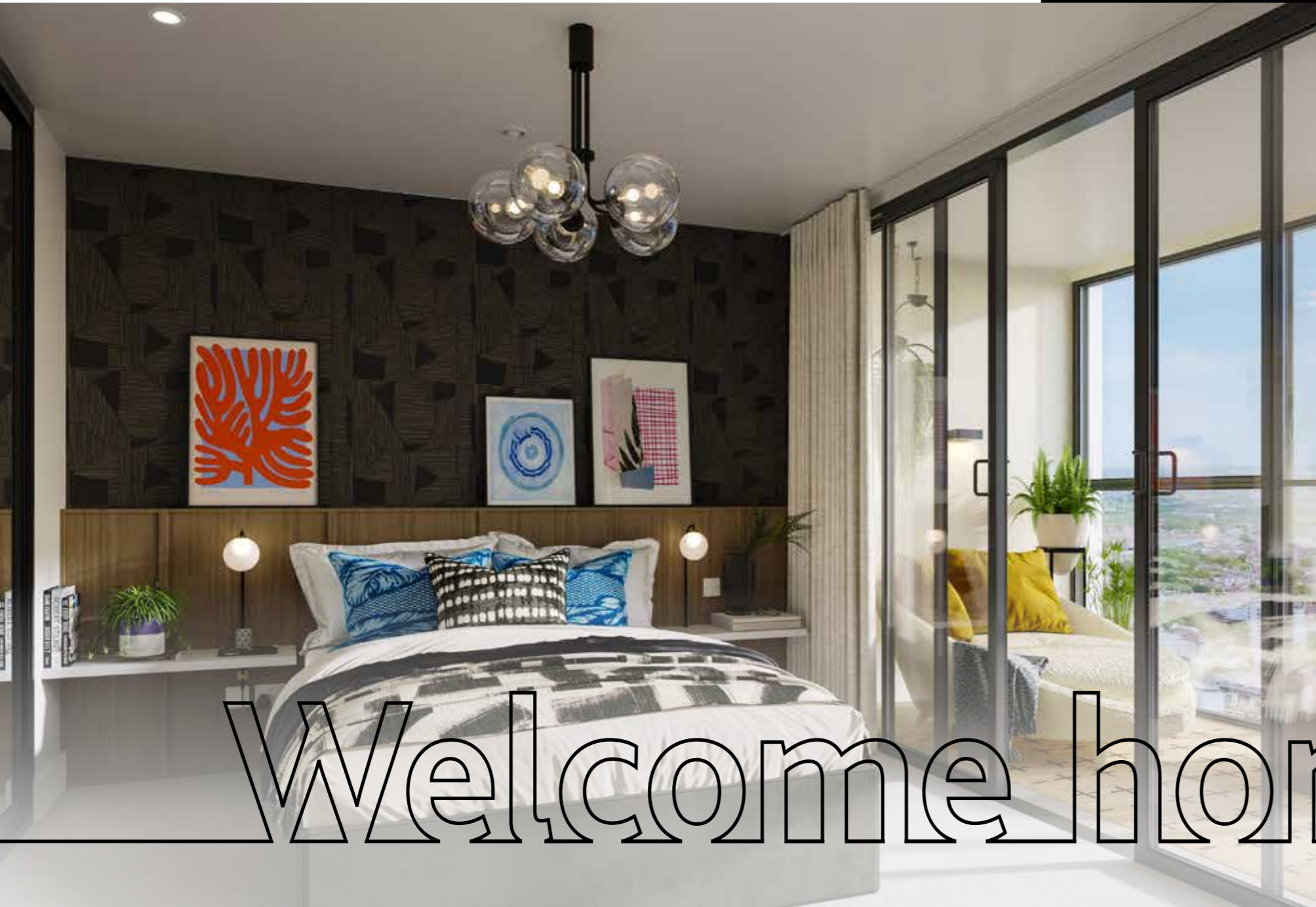
With its striking design, three landscaped terraces and new public square, this development will make its mark in West Croydon, bringing city living to this connected location.

Focusing on all the needs of residents, this development also features communal internal spaces with Wi-Fi. So, from hanging out with friends to socialising with new colleagues or conducting virtual meetings, life is made easier.

Computer generated images are indicative only.

Step through your front door and you'll feel right at home at London Square Croydon. Smart fitted kitchens with integrated applications, contemporary bathrooms and premium floor finishes create a home where it's easy to unwind. Alternatively at the end of a busy day you can entertain friends in your bright winter garden.

London Square brings superb quality and finish to all its new homes, thanks to its attention to detail and high standards. Living here, you can relax in comfort and style, with modern and energy efficient technology for a more sustainable and economical home.



Welcome home

GENERAL

- Underfloor heating throughout
- Washer/Dryer to hall service cupboard
- Amtico Spacia flooring throughout the hallway, main reception spaces, winter garden and bathrooms, available in a choice of colours*
- Carpet to the bedrooms, available in a choice of colours*
- White internal smooth doors with satin white skirting and architraves
- Black matt ironmongery
- Fitted wardrobes with matt black frame and mirrored sliding doors to bedroom 1
- Wardrobes are available to all other bedrooms as an optional upgrade*

COMMUNAL

- Concierge
- Three residents' landscaped terraces
- Residents' lounge area to second floor with Wi-Fi and access to landscaped terrace
- 1st floor residents' cycle store with ground floor access via cycle lift

SECURITY & PEACE OF MIND

- Video entry system
- Security locks to windows and winter gardens (where applicable)
- Hardwired smoke alarms and detection
- Heat detection to the kitchen
- Sprinkler system installed to each apartment
- CCTV surveillance system to external areas
- 999 year lease
- 10 year NHBC Warranty issued on building completion
- 2 year London Square Customer Care Warranty

*Please ask your Sales Executives for further details, choices and upgrades are subject to timeframes and cut off dates. Computer generated images are indicative only.

Relax in style



Computer generated images are indicative only.

The finer details

KITCHEN

- Handless design matt laminate kitchen units available in a choice of colours*
- A choice of laminate worktops and full height brick laid tile splashback*
- LED strip lighting to underside of wall units
- Stainless steel sink with matt black single lever mixer tap
- Induction hob
- Integrated stainless steel single oven
- Integrated stainless steel microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Concealed extractor hood
- A range of optional upgrades are available* including upgraded appliances and upgraded worktop to Silestone

BATHROOM

- Vanity unit with semi-countertop basin and undercounter storage
- Bespoke full height mirror fitted to recess over basin and WC
- Back to wall WC with concealed cistern, soft close seat and dual flush function
- Bath with bath panel and fixed screen, overhead shower, hand rinse shower and storage niche where applicable
- Full height tiling to bath enclosure available in a choice of colours*
- Matt black brassware and heated towel rail
- Downlighters to bulkhead over basin and ceiling

MASTER ENSUITE

- Vanity unit with semi-countertop basin and undercounter storage
- Bespoke full height mirror fitted to recess over basin and WC
- Back to wall WC with concealed cistern, soft close seat and dual flush function
- Resin shower tray with sliding doors, matt black frame, square showerhead and hand rinse shower
- Full height tiling to shower enclosure available in a choice of colours*
- Matt black brassware and heated towel rail
- Downlighters to bulkhead over basin and ceiling

ELECTRICAL

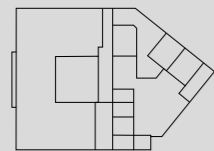
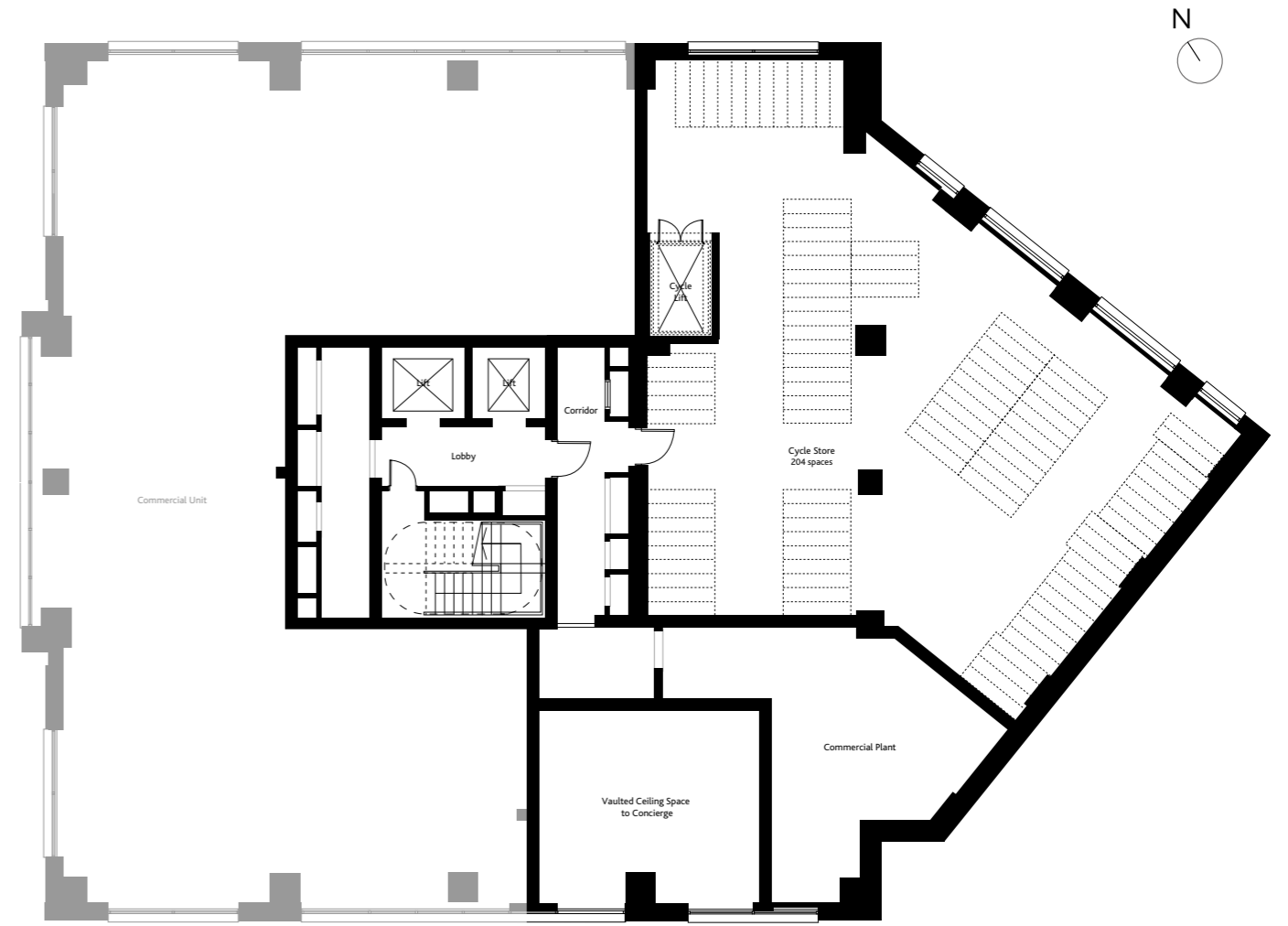
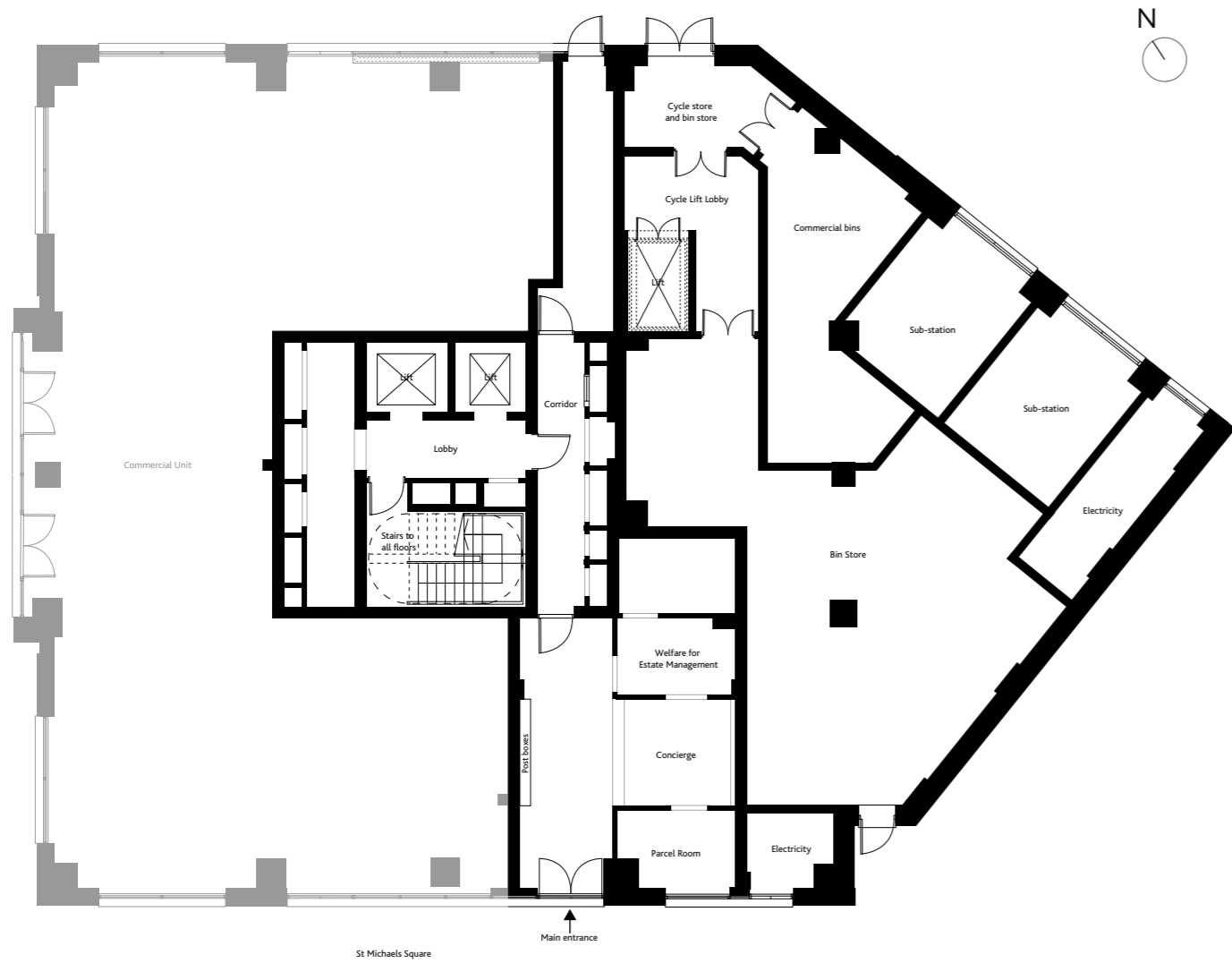
- White sockets and switches with white inserts throughout. Stainless steel sockets and switches with black inserts above kitchen worktops
- USB port to master bedroom, living area and kitchen
- Recessed downlighters to hall and main reception spaces
- Pendant lighting to bedrooms
- SkyQ, Virgin Media, BT and Hyperoptic connections
- Data points to living area and dedicated working from home station where specified
- Matt black shaver socket with black insert to master ensuite and bathroom

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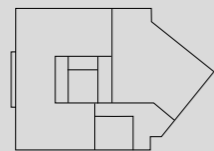


Ground

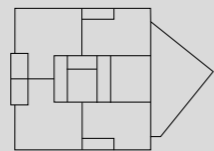
1st floor



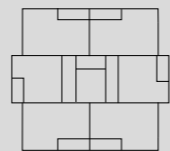
GROUND FLOOR



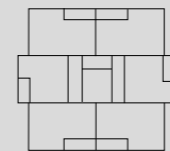
1st FLOOR



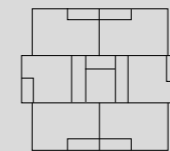
2nd FLOOR



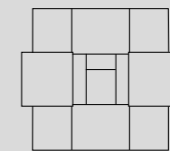
3rd FLOOR



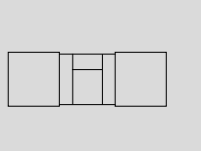
4th-17th FLOOR



18th-19th FLOOR

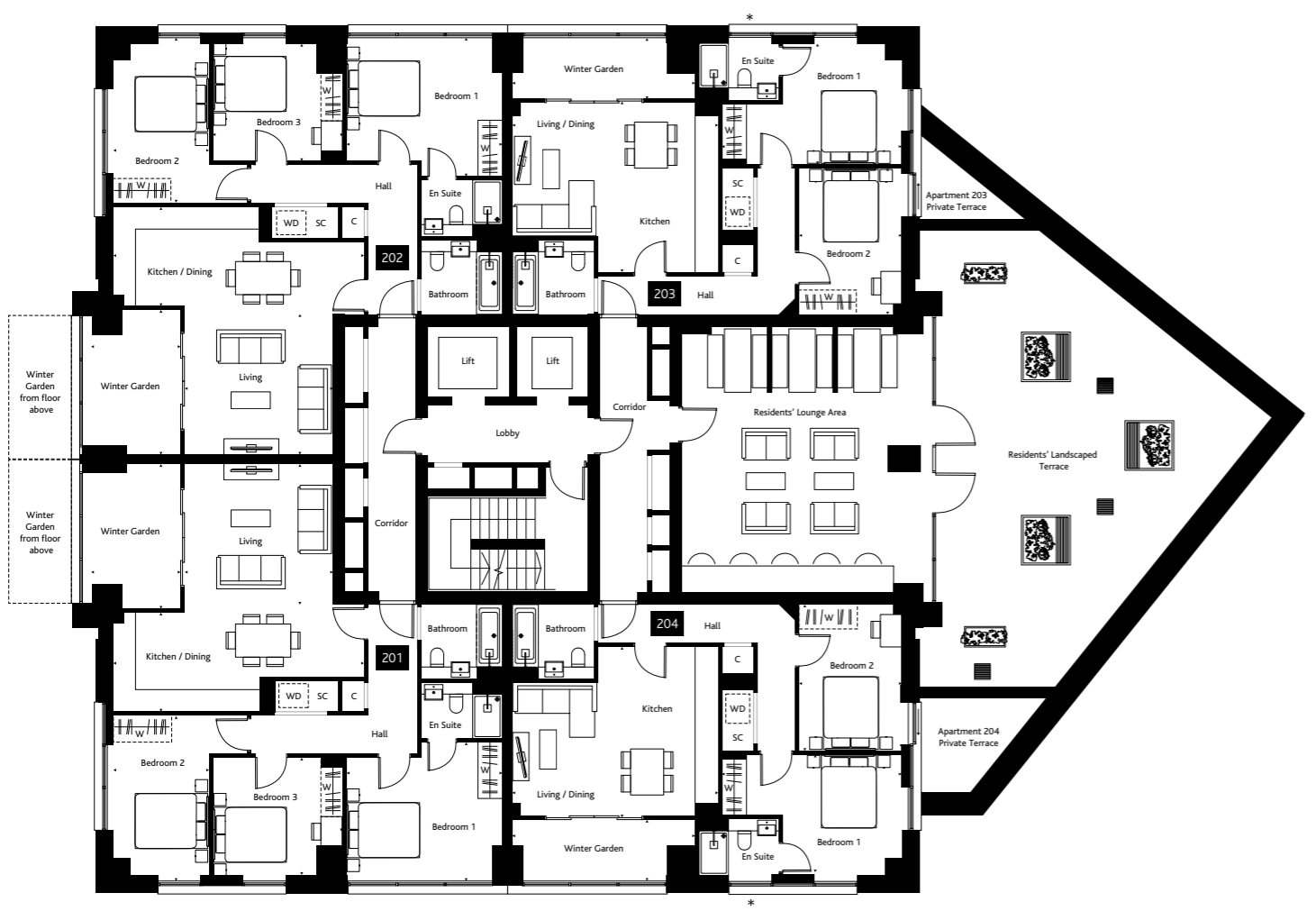


20th FLOOR



21st FLOOR

2nd floor



PLOT 201	3 Bedroom
Living Area	3.99m x 3.76m (13'1" x 12'4")
Kitchen/Dining	6.76m x 2.64m (22'2" x 8'8")
Bedroom 1	4.2m x 3.77m (13'9" x 12'4")
Bedroom 2	2.55m x 4.29m (8'4" x 14'1")
Bedroom 3	3.49m x 3.14m (11'6" x 10'3")
Winter Garden	3.88m x 2.62m (12'9" x 8'7")

PLOT 203	2 Bedroom
Kitchen/Living/Dining	5.55m x 4.55m (18'3" x 14'11")
Bedroom 1	4.84m x 3.23m (15'11" x 10'7")
Bedroom 2	2.74m x 3.93m (9' x 12'11")
Winter Garden	4.96m x 1.67m (16'3" x 5'6")

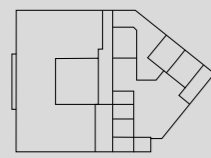
PLOT 202	3 Bedroom
Living Area	3.99m x 3.76m (13'1" x 12'4")
Kitchen/Dining	6.76m x 2.64m (22'2" x 8'8")
Bedroom 1	4.2m x 3.77m (13'9" x 12'4")
Bedroom 2	2.55m x 4.29m (8'4" x 14'1")
Bedroom 3	3.49m x 3.14m (11'6" x 10'3")
Winter Garden	3.88m x 2.62m (12'9" x 8'7")

PLOT 204	2 Bedroom
Kitchen/Living/Dining	5.55m x 4.55m (18'3" x 14'11")
Bedroom 1	4.84m x 3.23m (15'11" x 10'7")
Bedroom 2	2.74m x 3.93m (9' x 12'11")
Winter Garden	4.96m x 1.67m (16'3" x 5'6")

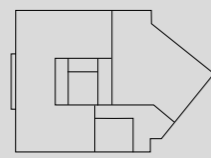
KEY

SC = Service Cupboard S = Storage C = Cupboard WD = Washer Dryer [W] = Fitted Wardrobe to bedroom 1 [W] = Optional Wardrobe location

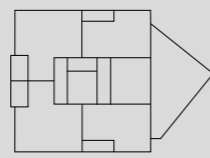
*Obscured glazed window



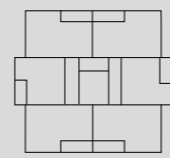
GROUND FLOOR



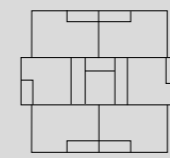
1st FLOOR



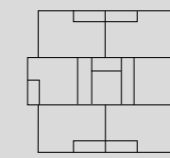
2nd FLOOR



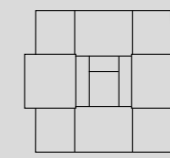
3rd FLOOR



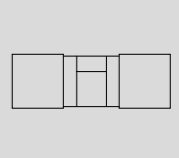
4th-17th FLOOR



18th-19th FLOOR

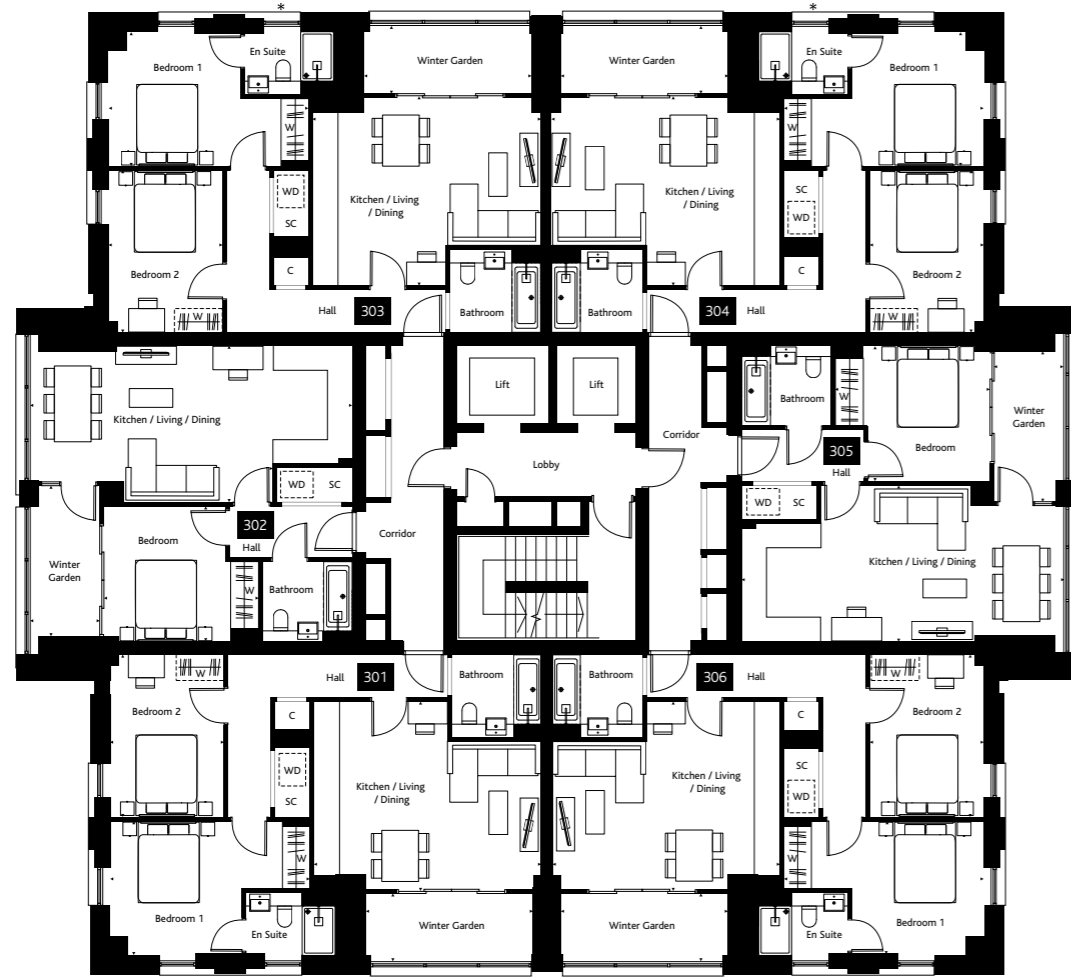


20th FLOOR



21st FLOOR

3rd floor



PLOT 301	2 Bedroom
Kitchen/Living/Dining	5.55m x 4.55m (18'3" x 14'11")
Bedroom 1	4.84m x 3.23m (15'11" x 10'7")
Bedroom 2	2.74m x 3.93m (9' x 12'11")
Winter Garden	4.03m x 1.67m (13'2" x 5'6")

PLOT 304	2 Bedroom
Kitchen/Living/Dining	5.55m x 4.55m (18'3" x 14'11")
Bedroom 1	4.84m x 3.23m (15'11" x 10'7")
Bedroom 2	2.74m x 3.93m (9' x 12'11")
Winter Garden	4.03m x 1.67m (13'2" x 5'6")

PLOT 302	1 Bedroom
Kitchen/Living/Dining	7.88m x 3.78m (25'10" x 12'5")
Bedroom 1	3.73m x 3.33m (12'3" x 10'11")
Winter Garden	1.72m x 3.65m (5'8" x 12')

PLOT 305	1 Bedroom
Kitchen/Living/Dining	7.88m x 3.78m (25'10" x 12'5")
Bedroom 1	3.73m x 3.33m (12'3" x 10'11")
Winter Garden	1.72m x 3.65m (5'8" x 12')

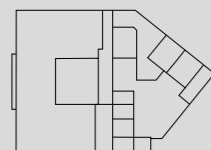
PLOT 303	2 Bedroom
Kitchen/Living/Dining	5.55m x 4.55m (18'3" x 14'11")
Bedroom 1	4.84m x 3.23m (15'11" x 10'7")
Bedroom 2	2.74m x 3.93m (9' x 12'11")
Winter Garden	4.03m x 1.67m (13'2" x 5'6")

PLOT 306	2 Bedroom
Kitchen/Living/Dining	5.55m x 4.55m (18'3" x 14'11")
Bedroom 1	4.84m x 3.23m (15'11" x 10'7")
Bedroom 2	2.74m x 3.93m (9' x 12'11")
Winter Garden	4.03m x 1.67m (13'2" x 5'6")

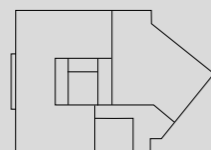
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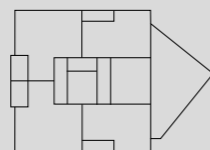
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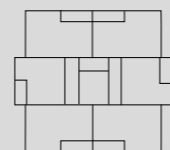
GROUND FLOOR



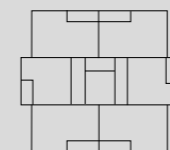
1st FLOOR



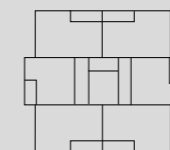
2nd FLOOR



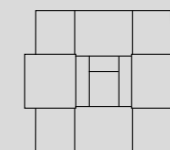
3rd FLOOR



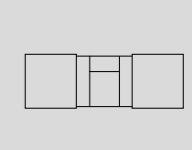
4th-17th FLOOR



18th-19th FLOOR

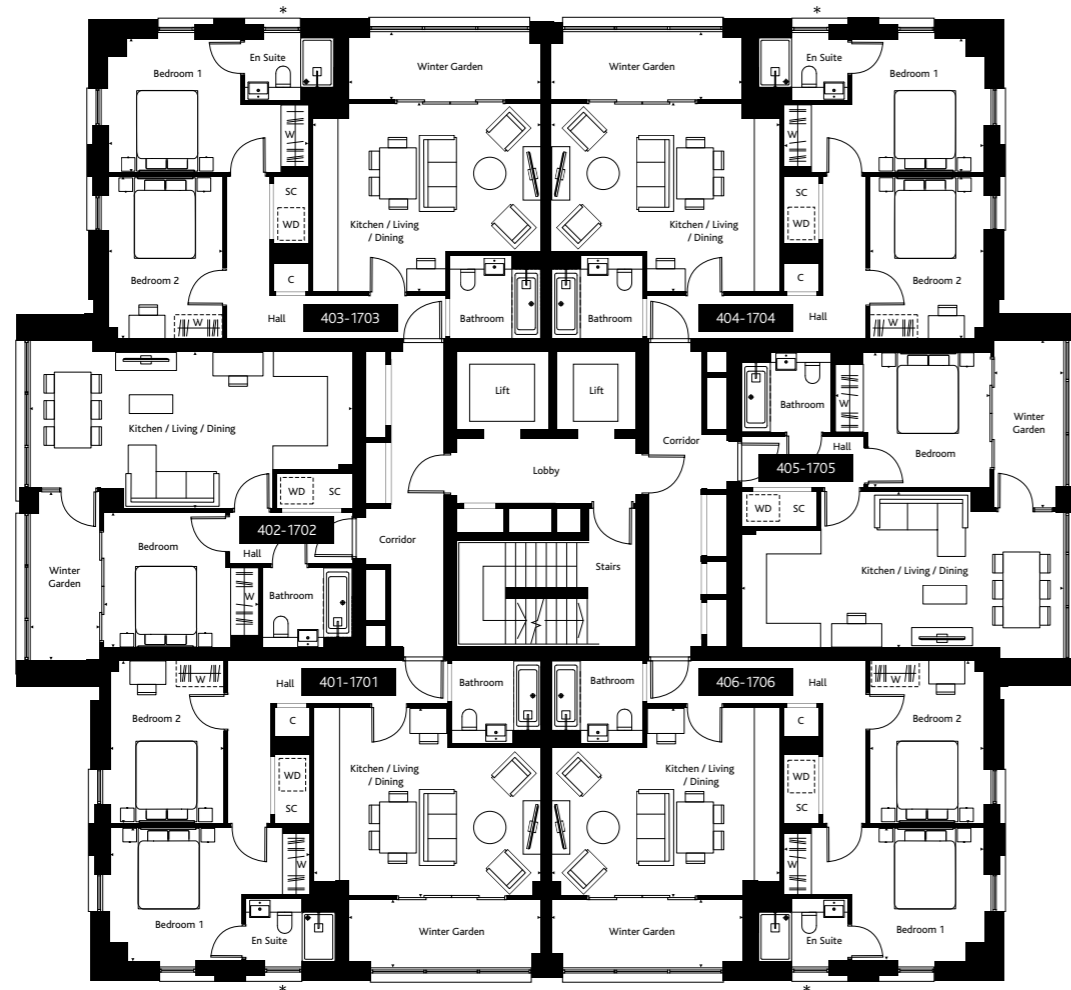


20th FLOOR



21st FLOOR

4th - 17th floor



PLOTS 401, 501, 601, 701, 801,
901, 1001, 1101, 1201, 1301, 1401,
1501, 1601, 1701 **2 Bedroom**

Kitchen/Living/Dining	5.55m x 4.55m (18'3" x 14'11")
Bedroom 1	4.84m x 3.23m (15'11" x 10'7")
Bedroom 2	2.74m x 3.93m (9' x 12'11")
Winter Garden	4.63m x 1.67m (15'2" x 5'6")

PLOTS 404, 504, 604, 704, 804,
904, 1004, 1104, 1204, 1304, 1404,
1504, 1604, 1704 **2 Bedroom**

Kitchen/Living/Dining	5.55m x 4.55m (18'3" x 14'11")
Bedroom 1	4.84m x 3.23m (15'11" x 10'7")
Bedroom 2	2.74m x 3.93m (9' x 12'11")
Winter Garden	4.63m x 1.67m (15'2" x 5'6")

PLOTS 402, 502, 602, 702, 802,
902, 1002, 1102, 1202, 1302, 1402,
1502, 1602, 1702 **1 Bedroom**

Kitchen/Living/Dining	7.88m x 3.78m (25'10" x 12'5")
Bedroom 1	3.73m x 3.33m (12'3" x 10'11")
Winter Garden	1.72m x 4.03m (5'8" x 13'3")

PLOTS 405, 505, 605, 705, 805,
905, 1005, 1105, 1205, 1305, 1405,
1505, 1605, 1705 **1 Bedroom**

Kitchen/Living/Dining	7.88m x 3.78m (25'10" x 12'5")
Bedroom 1	3.73m x 3.33m (12'3" x 10'11")
Winter Garden	1.72m x 4.03m (5'8" x 13'3")

PLOTS 403, 503, 603, 703, 803,
903, 1003, 1103, 1203, 1303, 1403,
1503, 1603, 1703 **2 Bedroom**

Kitchen/Living/Dining	5.55m x 4.55m (18'3" x 14'11")
Bedroom 1	4.84m x 3.23m (15'11" x 10'7")
Bedroom 2	2.74m x 3.93m (9' x 12'11")
Winter Garden	4.63m x 1.67m (15'2" x 5'6")

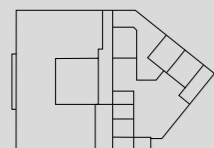
PLOTS 406, 506, 606, 706, 806,
906, 1006, 1106, 1206, 1306, 1406,
1506, 1606, 1706 **2 Bedroom**

Kitchen/Living/Dining	5.55m x 4.55m (18'3" x 14'11")
Bedroom 1	4.84m x 3.23m (15'11" x 10'7")
Bedroom 2	2.74m x 3.93m (9' x 12'11")
Winter Garden	4.63m x 1.67m (15'2" x 5'6")

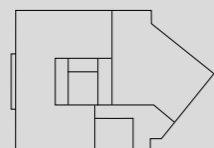
KEY

SC = Service Cupboard S = Storage C = Cupboard WD = Washer Dryer [W] = Fitted Wardrobe to bedroom 1 [W] = Optional Wardrobe location

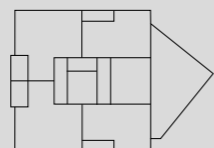
*Obscured glazed window



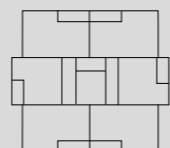
GROUND FLOOR



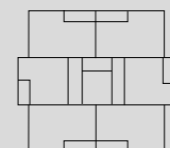
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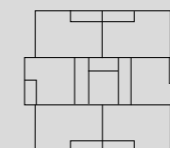
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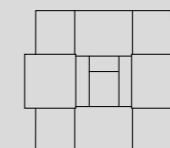
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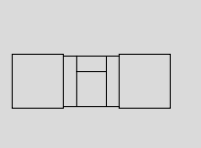
4th-17th FLOOR



18th-19th FLOOR

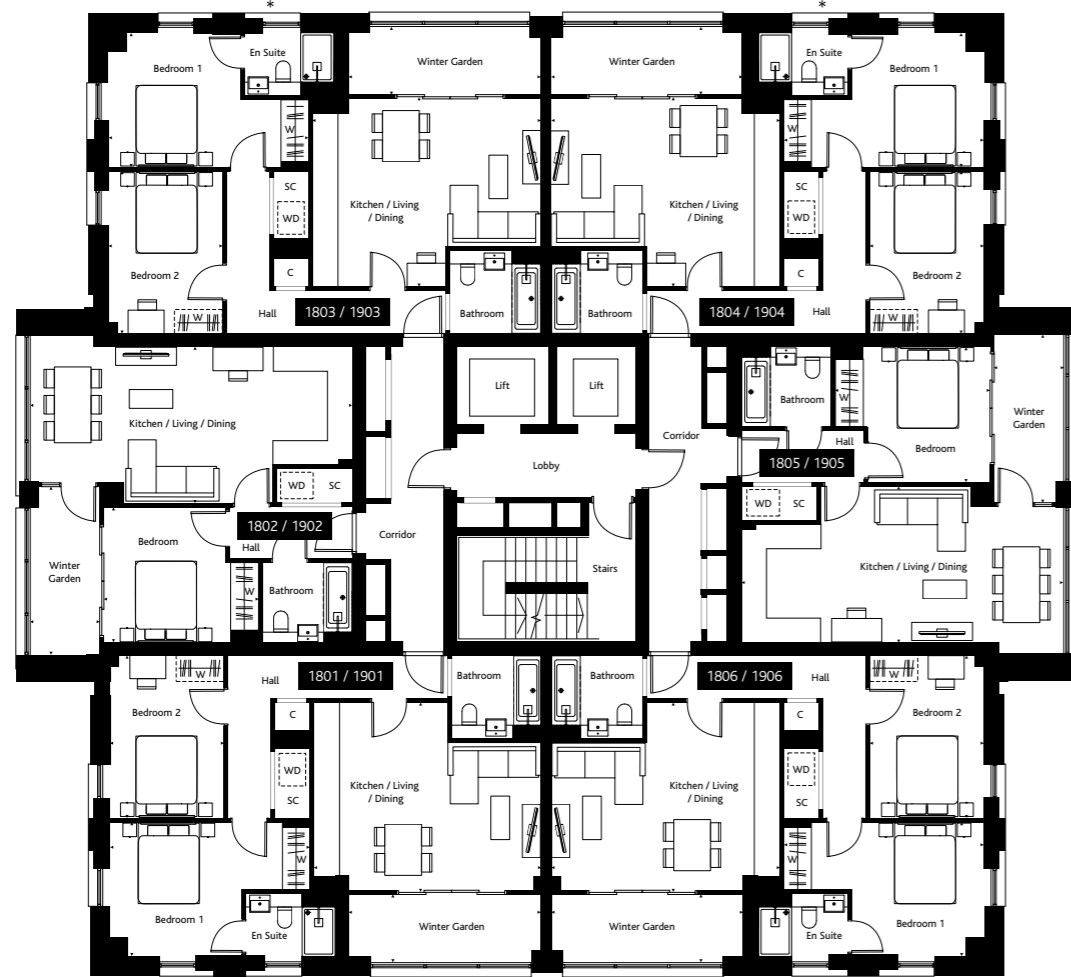


20th FLOOR



21st FLOOR

18th - 19th floor



PLOTS 1801, 1901 **2 Bedroom**

Kitchen/Living/Dining	5.55m x 4.55m (18'3" x 14'11")
Bedroom 1	4.84m x 3.23m (15'11" x 10'7")
Bedroom 2	2.74m x 3.93m (9' x 12'11")
Winter Garden	4.63m x 1.67m (15'2" x 5'6")

PLOTS 1804, 1904 **2 Bedroom**

Kitchen/Living/Dining	5.55m x 4.55m (18'3" x 14'11")
Bedroom 1	4.84m x 3.23m (15'11" x 10'7")
Bedroom 2	2.74m x 3.93m (9' x 12'11")
Winter Garden	4.63m x 1.67m (15'2" x 5'6")

PLOTS 1802, 1902 **1 Bedroom**

Kitchen/Living/Dining	7.88m x 3.78m (25'10" x 12'5")
Bedroom 1	3.73m x 3.33m (12'3" x 10'11")
Winter Garden	1.72m x 4.03m (5'8" x 13'3")

PLOTS 1805, 1905 **1 Bedroom**

Kitchen/Living/Dining	7.88m x 3.78m (25'10" x 12'5")
Bedroom 1	3.73m x 3.33m (12'3" x 10'11")
Winter Garden	1.72m x 4.03m (5'8" x 13'3")

PLOTS 1803, 1903 **2 Bedroom**

Kitchen/Living/Dining	5.55m x 4.55m (18'3" x 14'11")
Bedroom 1	4.84m x 3.23m (15'11" x 10'7")
Bedroom 2	2.74m x 3.93m (9' x 12'11")
Winter Garden	4.63m x 1.67m (15'2" x 5'6")

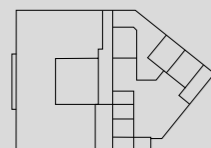
PLOTS 1806, 1906 **2 Bedroom**

Kitchen/Living/Dining	5.55m x 4.55m (18'3" x 14'11")
Bedroom 1	4.84m x 3.23m (15'11" x 10'7")
Bedroom 2	2.74m x 3.93m (9' x 12'11")
Winter Garden	4.63m x 1.67m (15'2" x 5'6")

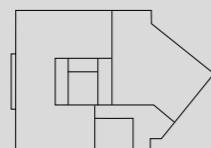
KEY

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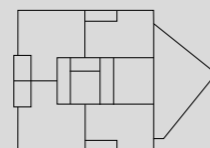
*Obscured glazed window



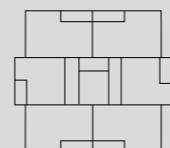
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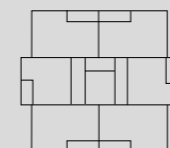
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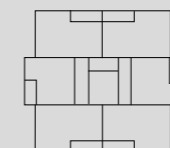
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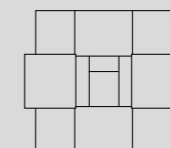
3rd FLOOR



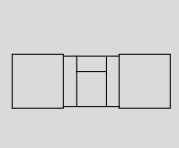
4th-17th FLOOR



18th-19th FLOOR

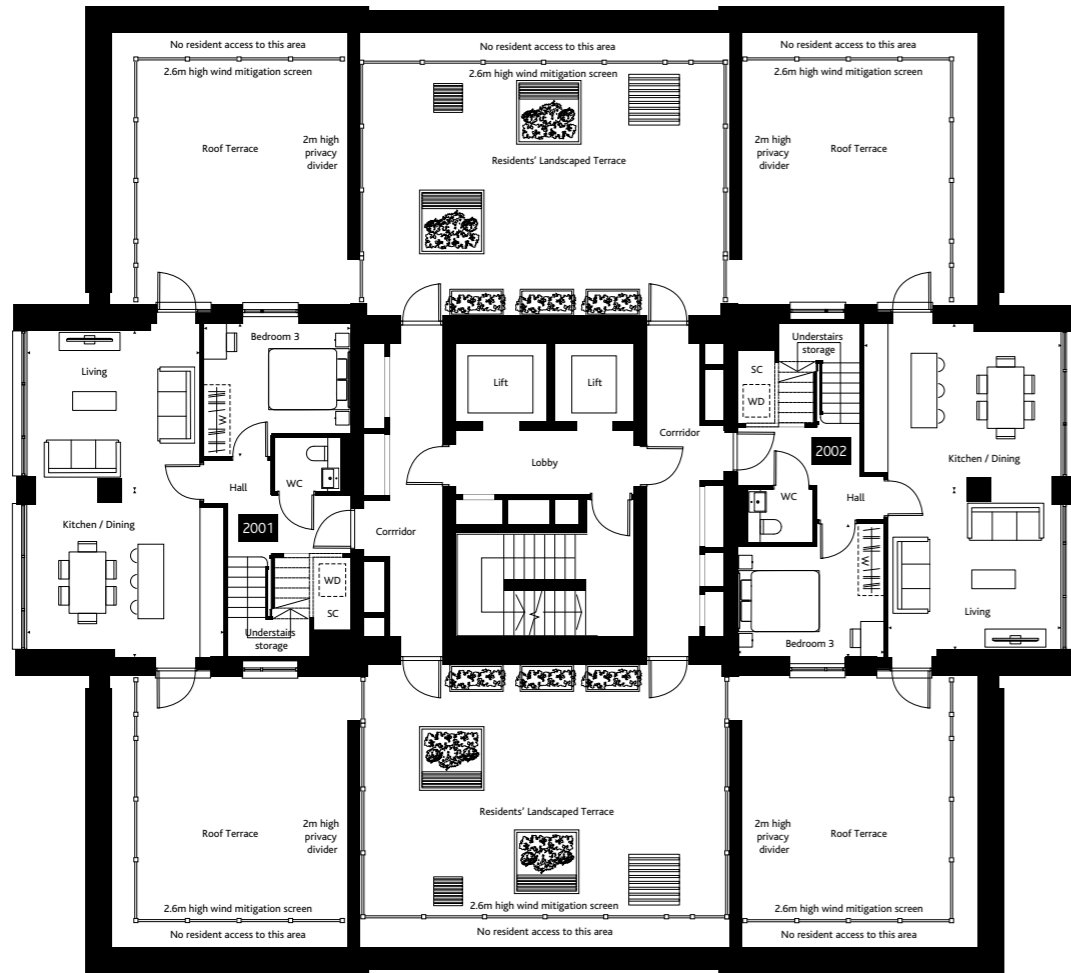


20th FLOOR



21st FLOOR

20th floor



PENTHOUSE DUPLEX
(lower floor) 2001

3 Bedroom

Living Area	4.23m x 3.83m (13'11" x 12'7")
Kitchen/Dining	4.83m x 4.03m (15'10" x 13'3")
Bedroom 3	3.2m x 3.53m (10'6" x 11'7")
Roof Terrace	6.65m x 5.86m (21'10" x 19'3")

PENTHOUSE DUPLEX
(lower floor) 2002

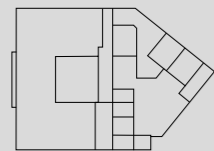
3 Bedroom

Living Area	4.23m x 3.83m (13'11" x 12'7")
Kitchen/Dining	4.83m x 4.03m (15'10" x 13'3")
Bedroom 3	3.2m x 3.53m (10'6" x 11'7")
Roof Terrace	6.65m x 5.86m (21'10" x 19'3")

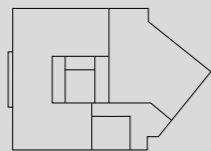
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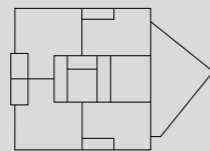
*Obscured glazed window



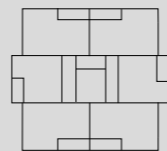
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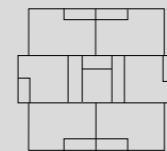
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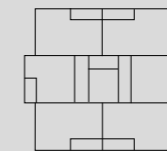
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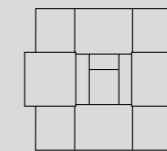
3rd FLOOR



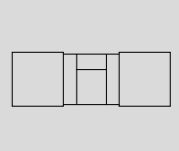
4th-17th FLOOR



18th-19th FLOOR



20th FLOOR



21st FLOOR

21st floor



PENTHOUSE DUPLEX
(upper floor) 2001

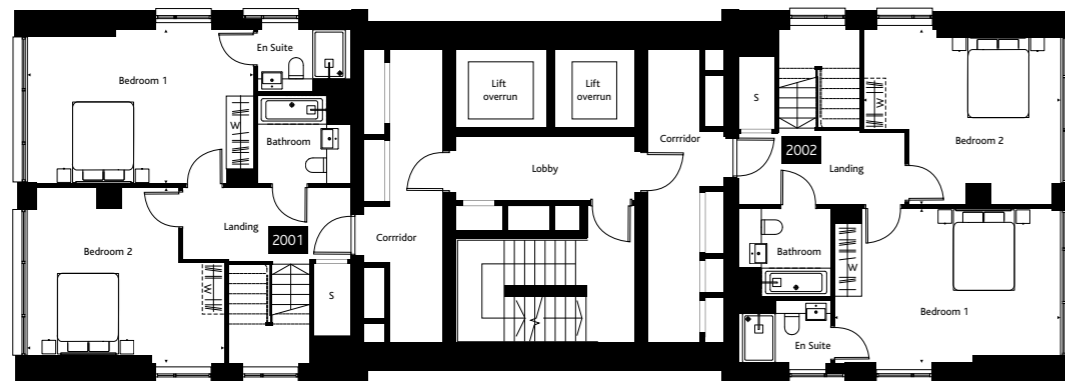
3 Bedroom

Bedroom 1	3.73m x 5.55m (12'3" x 18'2")
Bedroom 2	4.23m x 4.83m (13'11" x 15'10")

PENTHOUSE DUPLEX
(upper floor) 2002

3 Bedroom

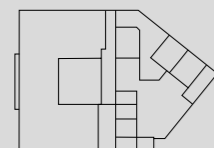
Bedroom 1	3.73m x 5.55m (12'3" x 18'2")
Bedroom 2	4.23m x 4.83m (13'11" x 15'10")



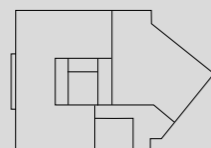
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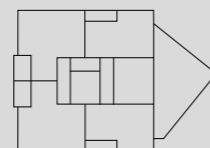
*Obscured glazed window



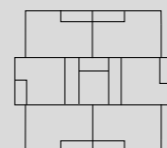
GROUND FLOOR



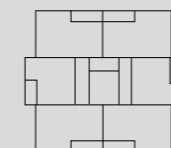
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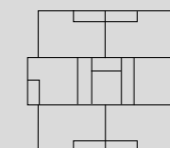
2nd FLOOR



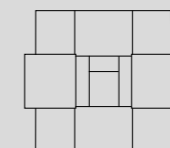
3rd FLOOR



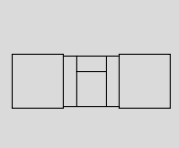
4th-17th FLOOR



18th-19th FLOOR



20th FLOOR



21st FLOOR

DESIGNED

FOR YOU

AT LONDON SQUARE, WE PLAN RIGHT DOWN TO THE FINEST DETAIL TO ENSURE THAT YOU FIND THE HOME OF YOUR DREAMS.



AWARD-WINNING CUSTOMER SERVICE

Our dedicated sales and customer care teams are here to help and guide you through every step of your purchase. Our customer service excellence has been recognised with a number of prestigious awards, including the 2021 In-House Research gold award, which is based on customer feedback of their buying experience.



10 YEAR WARRANTY

All our homes carry the reassurance of a 10-year warranty that protects our customers should their new property develop any defects arising from construction. We also add our own 2-year London Square Customer Care Warranty which ensures that should anything break down as the result of a defect, the cost of repair/replacement is covered.



BENEFITS

OF BUYING NEW

NEW-BUILD PROPERTIES COME WITH A PROMISE – YOU CAN MOVE STRAIGHT IN AND IMMEDIATELY RELAX IN YOUR HOME. NO STRESS OR COSTLY RENOVATION TO WORRY ABOUT.



HIGH QUALITY BUILD

Quality is built into the very fabric of our homes, so you can buy with complete confidence. From the selection of construction materials to the external and internal finishes, we use only high quality products provided by our trusted supply chain and fitted by skilled craftspeople.



SECURITY & PEACE OF MIND

When you buy a London Square home off-plan, you can be assured that the finished product will meet our very high standards in every aspect of build and finish. All appliances, fixtures and fittings are in perfect working order from day one.



ENERGY EFFICIENT

Your new home complies with all the most up-to-date building regulations for sustainability, insulation and energy efficiency. Our properties achieve excellent EPC ratings to help keep you warmer and your bills lower. All fitted appliances, including fridge freezers and dishwashers, are A-rated to help reduce energy and water usage.

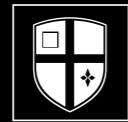


COMMUNITY & HERITAGE

Creating sustainable communities where people thrive is core to our operations. We develop places that are a pleasure to live in, with homes set in beautifully landscaped and biodiverse grounds. We always ensure our developments are well integrated into the wider local community, and enjoy excellent transport links, services and facilities.



COMPUTER GENERATED IMAGE IS INDICATIVE ONLY



LONDON
SQUARE

LONDON SQUARE

MAKING LONDON GREATER

Since London Square was established in 2010, we have focused on our ambition to become the capital's most dynamic developer in a highly competitive residential property market.

London Square, which has an outstanding track record for tackling complex sites across Greater London, should be delivering a mix of affordable and private homes for sale, community facilities and commercial space, currently has 1,018 homes in production, and a land pipeline of 2,356 homes representing £1.3bn in gross development value.

Our sites are in prime locations with good transport links across the capital, providing new homes in places where people want to live. Each scheme is bespoke, combining inspiring architecture, clever design and specification, and the highest standards of energy efficiency.

Our award-winning developments range from homes for first-time buyers in key locations to cool city apartments, from smart family homes to grand restoration and conversions.

Creating a sense of place for our buyers is embedded in every London Square development, transforming former forgotten corners, derelict buildings and brownfield sites into smart destinations, breathing new life into each local area.

We work with existing residents, schools and businesses to make our developments part of the local fabric and take great pride in fostering the community spirit of the great squares of the capital and the legacy they have created.

ADAM LAWRENCE CHIEF EXECUTIVE



When I launched London Square, I set out to create a company with strong values exemplifying what I call "Old School Principles". A company with exacting disciplines and the highest of standards.

My inspiration was London's beautiful squares, created by the great architects of the capital. I wanted to reflect the sense of legacy and community created over the centuries by these prized green pockets, fringed by homes where people really want to live.

We have just marked our 10th anniversary and a decade of development has given the company our own heritage of 16 award-winning schemes and more than 50 glittering prizes.

We are delighted to present London Square Croydon, our landmark new development and landscaped public space, creating an impressive centrepiece for the area – right opposite West Croydon station.

It will feature two handsome brick buildings for a superb choice of new homes, commercial space, with shops and offices at street level and a new public square opening up views to the listed St Michael and All Angels Church. Pedestrian links will also be created to the station and new shopping centre – reflecting our ethos of building homes where people want to live in vibrant, flourishing destinations.

When I look at a map of the capital and the commuter belt of Hertfordshire, Surrey, Kent and Essex – there is now a little bit of London Square in most boroughs – and that makes me very proud.



LONDON SQUARE DEVELOPMENTS

LONDON SQUARE CANADA WATER
SE16 7LF



LONDON SQUARE TADWORTH GARDENS
KT20 5LH



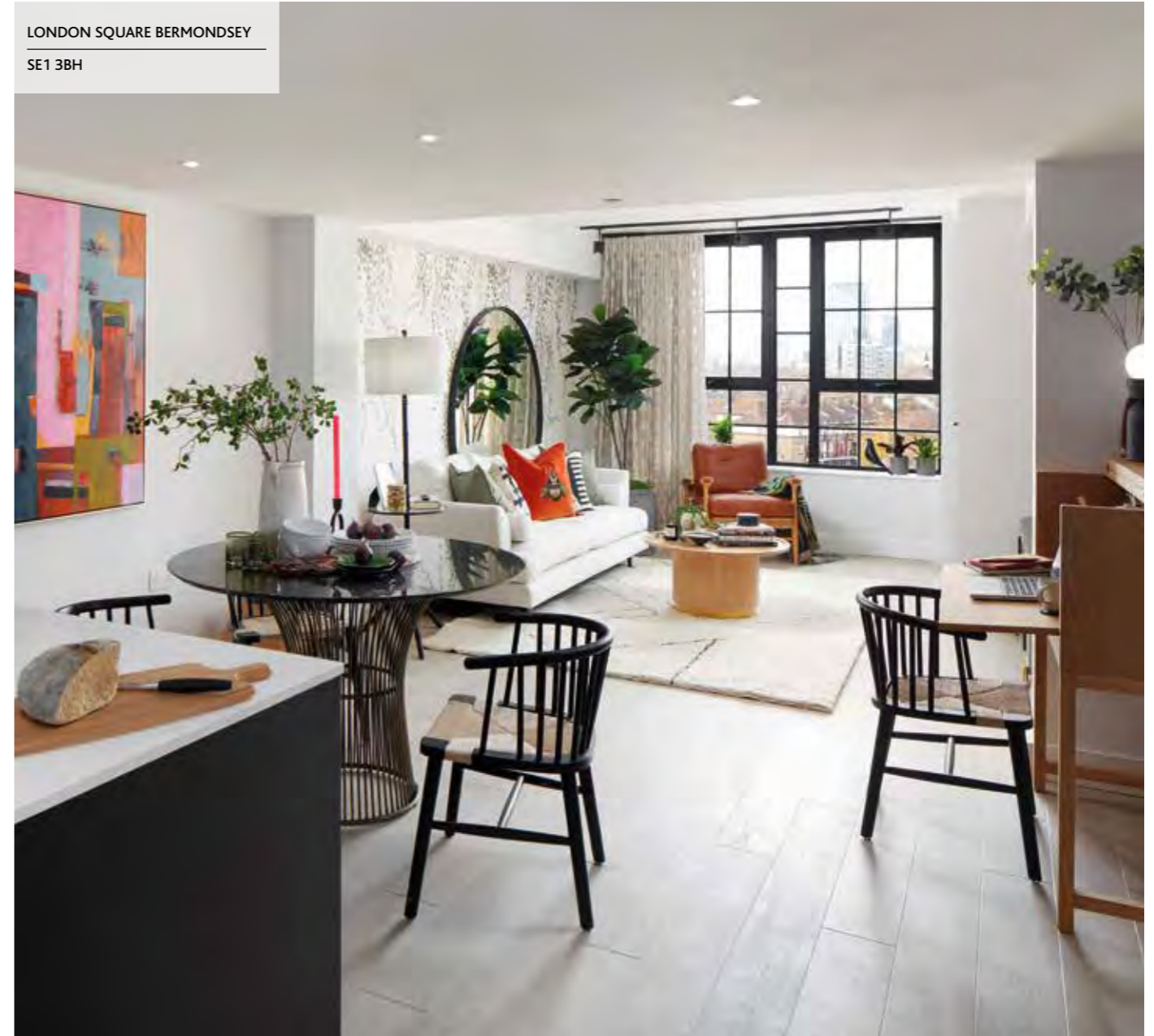
LONDON SQUARE WALTON ON THAMES
KT12 1HB



THE STAR AND GARTER CREATED BY LONDON SQUARE
TW10



LONDON SQUARE BERMONDSEY
SE1 3BH



LONDON SQUARE CALEDONIAN ROAD
N7 9BQ



LONDON SQUARE WATFORD
WD24 6PR





DISCLAIMER: This document is intended to provide an indication of the general style of our development and apartment types. Computer generated images are indicative only and do not accurately depict individual plots. London Square operates a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. To this end, any drawings, photographs or illustrations shown are noncontractual. The dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Wardrobes are included in the master bedroom only, all other furniture is indicative and not supplied. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only. Nor do they constitute a contract, part of a contract or a warranty. Travel times and distances are approximate and are sourced from www.tfl.gov.uk from London Square Croydon, West Croydon Station and East Croydon Station. All details are correct at the time of going to press, April 2022.

Computer generated images are indicative only.



Dexters

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newhomeswest@dexters.co.uk
020 8614 1222