



LONDON SQUARE

# PEARSON BUILDING



**WHERE  
MEETS**

**VISION  
*VIBRANCY***

**DEVELOPMENT FACTSHEET**

# DEVELOPMENT OVERVIEW

## WELCOME TO LONDON SQUARE PEARSON BUILDING.

A stylish collection of 1, 2, and 3 bedroom apartments. This development forms an impressive new centrepiece for the area, making them ideal for homebuyers and investors alike. At London Square Pearson Building, 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.

<b>DEVELOPER:</b>	London Square Developments Limited
<b>LOCATION:</b>	Station Road, Croydon, CR0 2RB
<b>LOCAL AUTHORITY:</b>	London Borough of Croydon
<b>TENURE:</b>	999-year leasehold
<b>ARCHITECT:</b>	Architectus Ltd
<b>BUILDING INSURANCE:</b>	10-year NHBC Warranty
<b>ANTICIPATED COMPLETION:</b>	Ready to move into

10-year NHBC Warranty now 2 years complete, starting on 01/01/2023.

# WHY BUY AT LONDON SQUARE PEARSON BUILDING?

- Excellent transport links, walking distance to two train stations with access to London Bridge, London Victoria and London Gatwick within 14 minutes from East Croydon
- A new gateway to Croydon High Street providing open space for the ground floor commercial space
- Outstanding education
- Outstanding green spaces – Croydon is one of the capital's greenest boroughs, with more than 120 parks and green spaces with access to areas of outstanding natural beauty in Surrey
- Superb quality, attention to detail and high standards with modern and energy efficient technology for a more sustainable and economical home
- Desirable rental yields and high demand
- Peace of mind, 10-year NHBC warranty, 2-year London Square Customer Care warranty
- Creative and culture capital, Croydon is home to artists and musicians with Fairfield Halls and the iconic BRIT School all within easy reach
- Culinary hotspot, Croydon's restaurant quarter and Surrey Street Market showcase the area's exciting culinary diversity
- Award-winning customer service

# PRIVATE APARTMENT MIX

TYPE	TOTAL	SOLD	AVAILABLE
1 BED	34	31	3
2 BED	70	54	16
3 BED	4	3	1
<b>TOTAL</b>	<b>108</b>	<b>88</b>	<b>20</b>

**AMENITIES:**  
24-hour Concierge. Rooftop terrace and podium garden. Residents Lounge with WiFi.

**CONCIERGE SERVICES:**  
24 hours

**MANAGING AGENT – ENCORE GROUP:**  
Service charge typically includes: building's insurance, lift maintenance, block utilities, internal cleaning, external accessible window cleaning, fire equipment maintenance, general repairs and maintenance, maintenance of booster pumps and any other electrical and mechanical equipment, bank charges and audit fees, managing agent fees.

**SERVICE CHARGE:**  
£4.83 psf

**PARKING:**  
No car parking spaces available.

# LOCAL AREA GUIDE

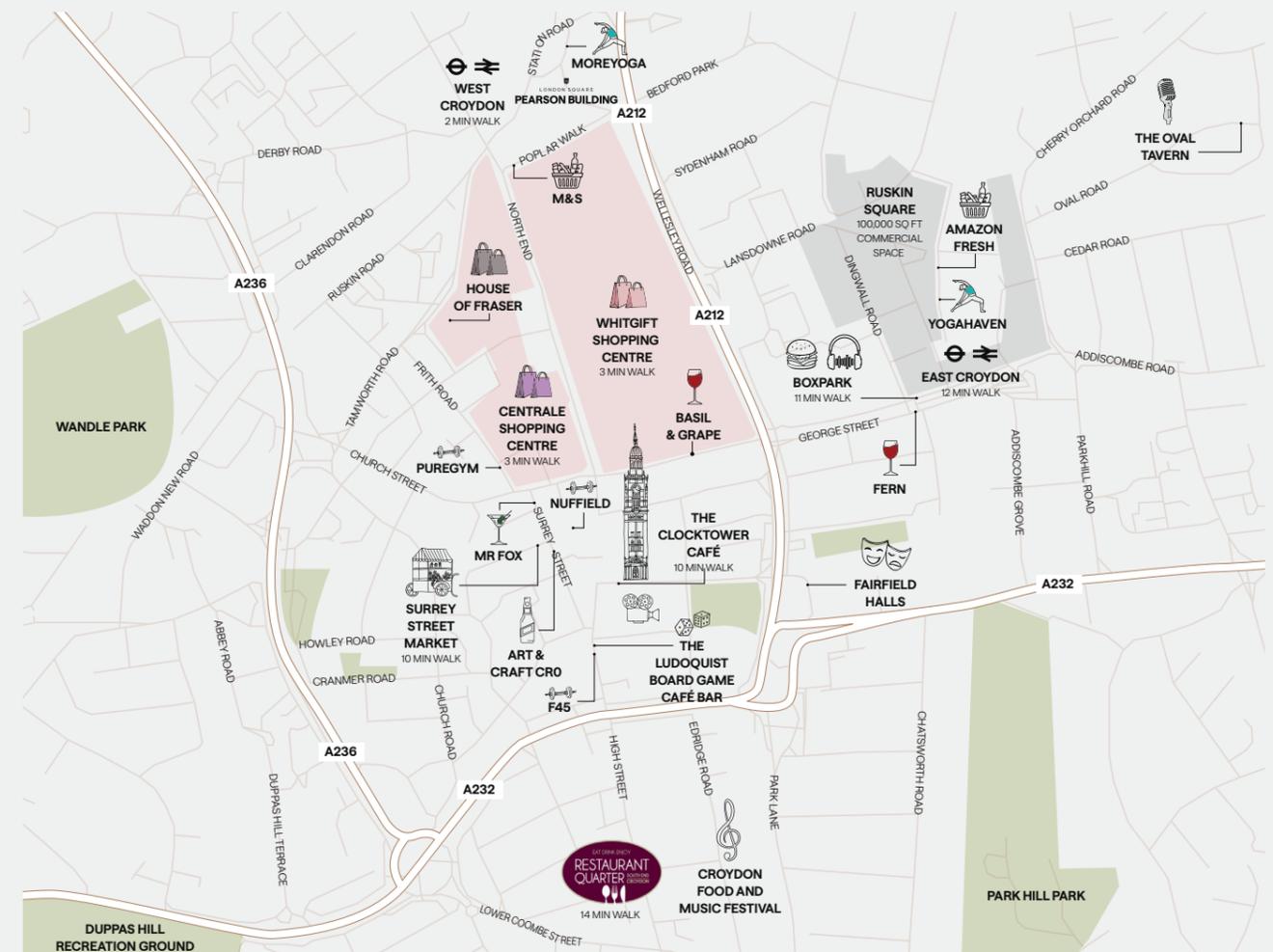
Living at London Square Pearson Building puts you just minutes from the vibrant town centre, with its diverse mix of food, drink, music, and markets.

## TRANSPORT LINKS

			
<b>LONDON BRIDGE</b>	<b>KING'S CROSS ST PANCRAS</b>	<b>GATWICK AIRPORT</b>	<b>BRIGHTON</b>
14 mins by train	40 mins by train	14 mins by train	45 mins by train

## THE CAPITAL AND BEYOND

London Square Pearson Building 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.



Owned by URW

Map not to scale and for illustrative purposes only.

# WHO IS LONDON SQUARE?

We are dedicated to making London even greater. Founded in 2010, our name was inspired by the ethos of London's famous squares – landmarks renowned for their legacy and community.

Now part of the Aldar Group of companies, London Square and Aldar are committed to creating world-class developments, anchored in high quality design, sustainability, and customer service excellence – building award-winning homes where people really want to live.

## INFORMATION & PAYMENT

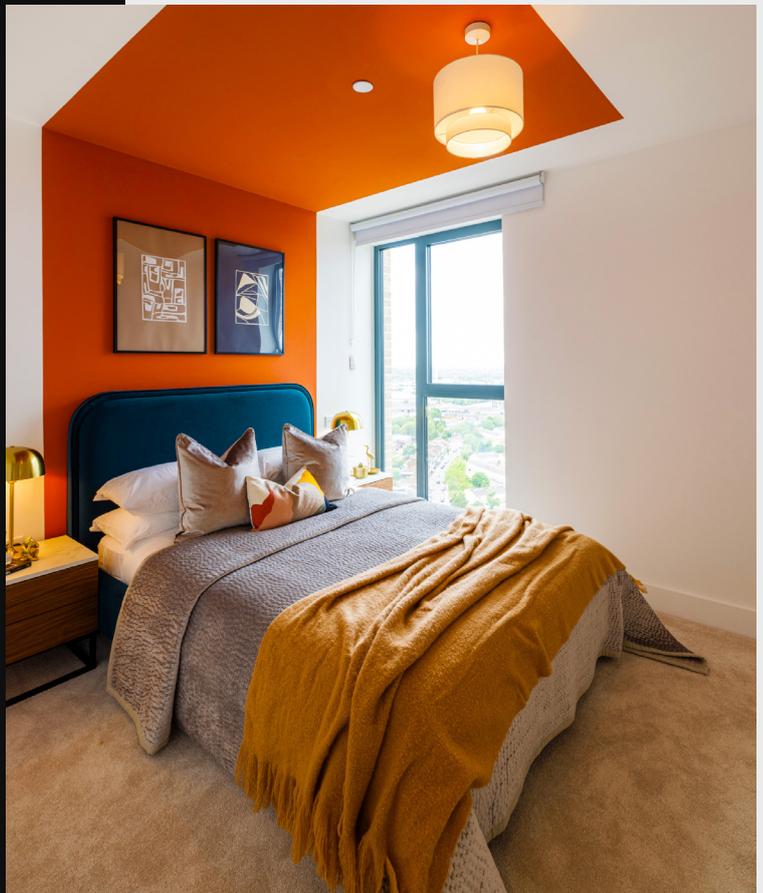
### PAYMENT TERMS:

1. A booking deposit of £2,500 is payable upon reservation.
2. A deposit of 10% of purchase price is payable on exchange of contracts.
3. The balance of 90% of the purchase price will be payable upon legal completion.

### DOCUMENTS REQUIRED:

- Original current passport or original identity card
- Two current utility bill copies (not mobile phone) and one bank statement copy showing every buyer's name and home address – these items to be less than three months old
- In addition, your solicitor will require written evidence of the source of your deposit monies accumulating in your account

Original or certified copies required for all buyers. Information provided must match the details given on the reservation agreement.



## SOLICITORS

### LONDON SQUARE SOLICITOR:

#### Gateley Solicitors

DDI: +44(0) 207 653 1600  
1 Paternoster Sq, London EC4M 7DX

### RECOMMENDED SOLICITOR:

#### Riseam Sharples Solicitors

hayley@rs-law.co.uk  
2 Tower Street, London, WC2H 9NP  
Tel: +44 (0)20 7632 8902

#### Quastels Solicitors

54 Baker Street, London W1U 7BU  
Tel: +44 (0)20 7908 2525

#### Ackroyd Legal

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Tel: +44 (0)20 3058 3363

#### Gareth Fullbrook

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**DISCLAIMER:** This document is intended to provide an indication of the general style of our development and apartment types. Times taken from Google Maps. 10-year NHBC Warranty now 2 years complete, starting on 01/01/2023. All details are correct at the time of going to press, February 2026.