



LONDON SQUARE

PEARSON BUILDING

DEVELOPMENT BROCHURE



WHERE MEETS VISION VIBRANCY

London Square Pearson Building is an exciting contemporary development of 108 private apartments and penthouse duplexes, minutes from the shops, restaurants and transport hubs of this vibrant destination.

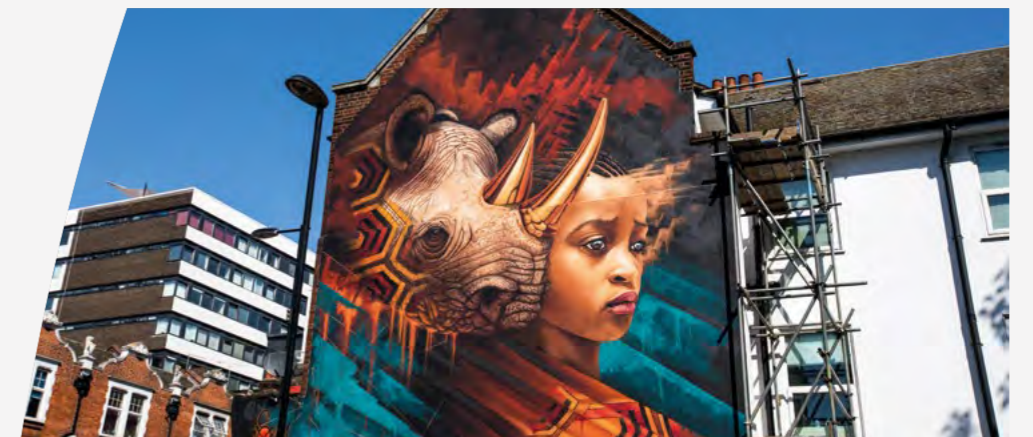
With its high quality design and finish, both inside and out, London Square Pearson Building brings a new standard to the area, giving you the stylish home you want in this incredibly well-connected location.

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 Pearson Building will be at the heart of it all.

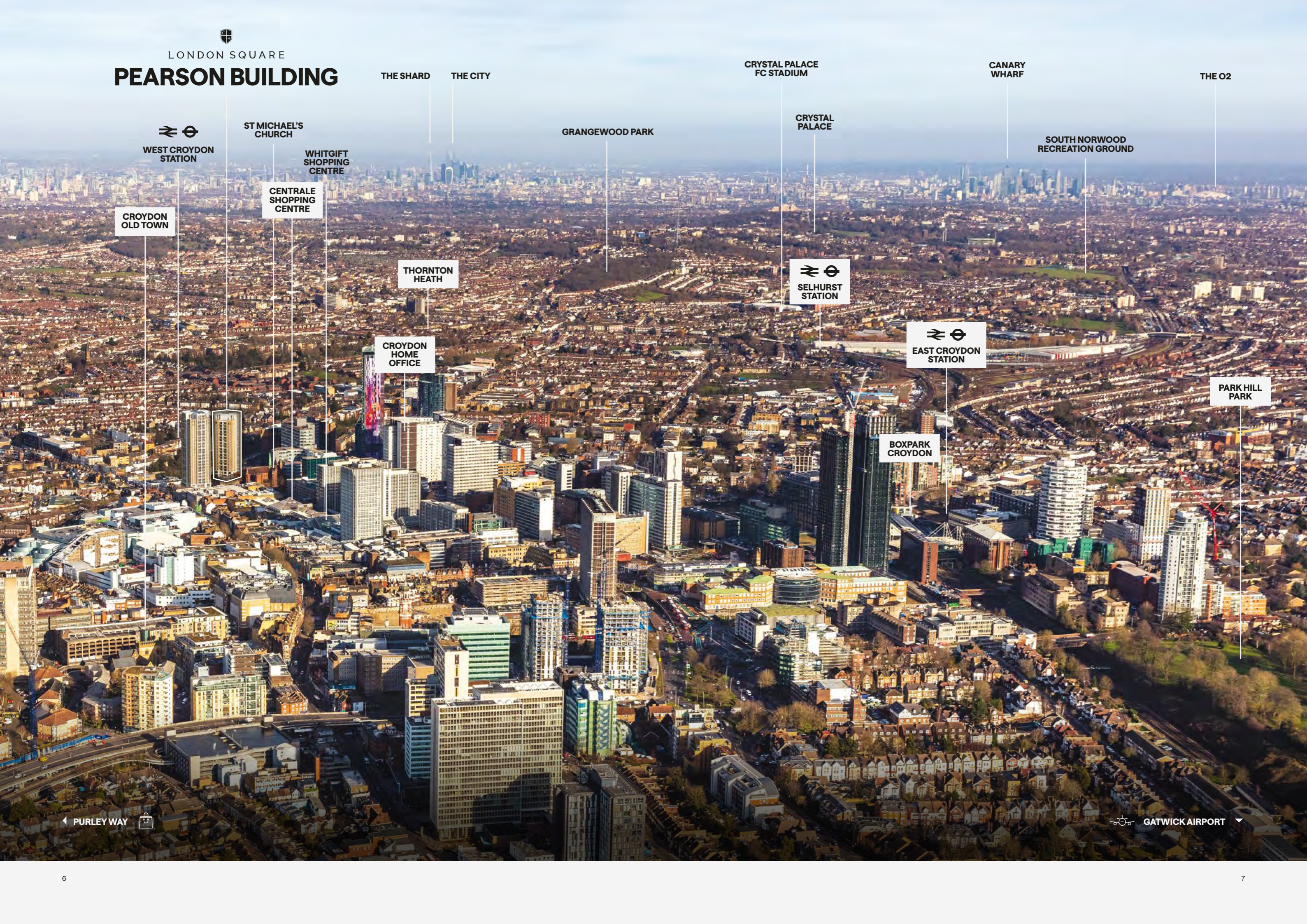
With its stylish design, landscaped square and central location in this expanding community, it will be a place to meet, connect and embrace a new lifestyle.





LONDON SQUARE

PEARSON BUILDING



THE SHARD

THE CITY

CRYSTAL PALACE
FC STADIUM

CANARY
WHARF

THE O2


WEST CROYDON
STATION

ST MICHAEL'S
CHURCH

WHITGIFT
SHOPPING
CENTRE

CENTRALE
SHOPPING
CENTRE

CROYDON
OLD TOWN

GRANGWOOD PARK

CRYSTAL
PALACE

SOUTH NORWOOD
RECREATION
GROUND

THORNTON
HEATH



SELHURST
STATION


CROYDON
HOME
OFFICE


EAST CROYDON
STATION

BOXPARK
CROYDON

PARK HILL
PARK

← PURLEY WAY 

 GATWICK AIRPORT →

YOUR SQUARE

London Square Pearson Building 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.

3

MINUTES' WALK TO MARKS & SPENCER

7

MINUTES' WALK TO THE GYM, WEST CROYDON

Distances are approximate and sourced from Google Maps



11
MINUTES' WALK
TO BOXPARK
CROYDON

14
MINUTES' WALK
TO CROYDON
RESTAURANT
QUARTER

Distances are approximate
and sourced from Google Maps

LIVE WELL

Living at London Square Pearson Building 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.

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.

STEP OUT



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.



4 MINUTES' WALK TO CENTRALE & WHITGIFT SHOPPING CENTRES

8 MINUTES' WALK TO HISTORIC SURREY STREET MARKET



IN STYLE

Walking distances are approximate and sourced from Google Maps

OUTSIDE AND ACTIVE

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.

Wandle Park is just a mile from London Square Pearson Building, 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.



Wandle Park

6

MINUTES' CYCLE TO WANDLE PARK

10

MINUTES' CYCLE TO LEAFY SOUTH CROYDON

Distances are approximate and sourced from Google Maps

CONNECT FASTER

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.

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 tfl.gov.uk


**FROM WEST
CROYDON STATION**



**LONDON SQUARE
PEARSON BUILDING**

2 mins walk



PURLEY WAY

10 mins by bus



SOUTH CROYDON

11 mins by bus



CRYSTAL PALACE

12 mins by train



LLOYD PARK

13 mins by train



LONDON BRIDGE

18 mins by train



CANADA WATER

28 mins by overground



WIMBLEDON

37 mins by train


**FROM EAST
CROYDON STATION**



**LONDON SQUARE
PEARSON BUILDING**

12 mins walk



CLAPHAM JUNCTION

9 mins by train



LONDON BRIDGE

14 mins by train



LONDON VICTORIA

14 mins by train



GATWICK AIRPORT

14 mins by train



LONDON BLACKFRIARS

20 mins by train



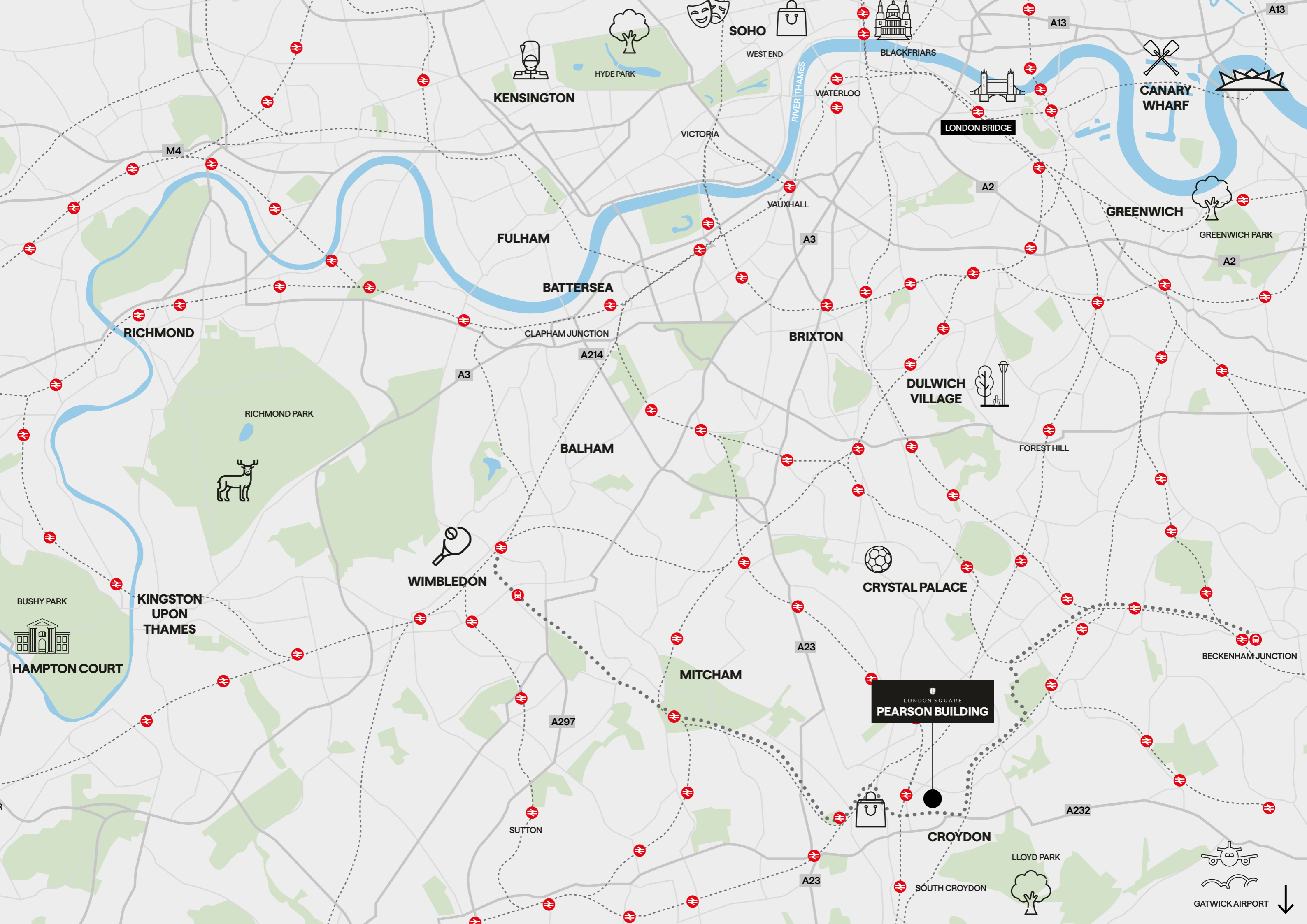
ST PANCRAS STATION

40 mins by train



BRIGHTON

45 mins by train



KENSINGTON

SOHO

WEST END

BLACKFRIARS

WATERLOO

LONDON BRIDGE

CANARY WHARF

VICTORIA

A2

GREENWICH

GREENWICH PARK

A2

FULHAM

VAUXHALL

A3

BATTERSEA

CLAPHAM JUNCTION

A214

BRIXTON

DULWICH VILLAGE

FOREST HILL

BALHAM

A3

RICHMOND PARK



CRYSTAL PALACE

BUSHY PARK

KINGSTON UPON THAMES

WIMBLEDON

BECKENHAM JUNCTION



HAMPTON COURT

LONDON SQUARE
PEARSON BUILDING

MITCHAM

A297

A23

SUTTON

A232

CROYDON

LLOYD PARK

SOUTH CROYDON

A23



GATWICK AIRPORT



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 – runs 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 MINUTES
walk



9 MINUTES
walk



22 MINUTES
walk



25 MINUTES
walk



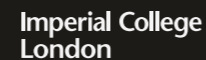
30 MINUTES
by London Overground



41 MINUTES
by train and Tube



41 MINUTES
by train and Tube



44 MINUTES
by train and Tube



45 MINUTES
by train and Tube



46 MINUTES
by train



48 MINUTES
by train and Tube

Distances are approximate and sourced from Google Maps





LANDMARK LIVING

With its striking design, three landscaped terraces and a 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 WiFi. 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





RELAX IN STYLE

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.

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.



WELCOME HOME

Step through your front door and you'll feel right at home at London Square Pearson Building. 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.



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.



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 WiFi and access to landscaped terrace
- 1st floor residents' cycle store with ground floor access via cycle lift



SECURITY AND 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

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

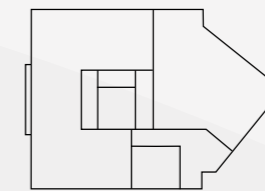
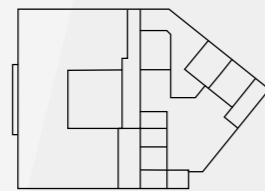
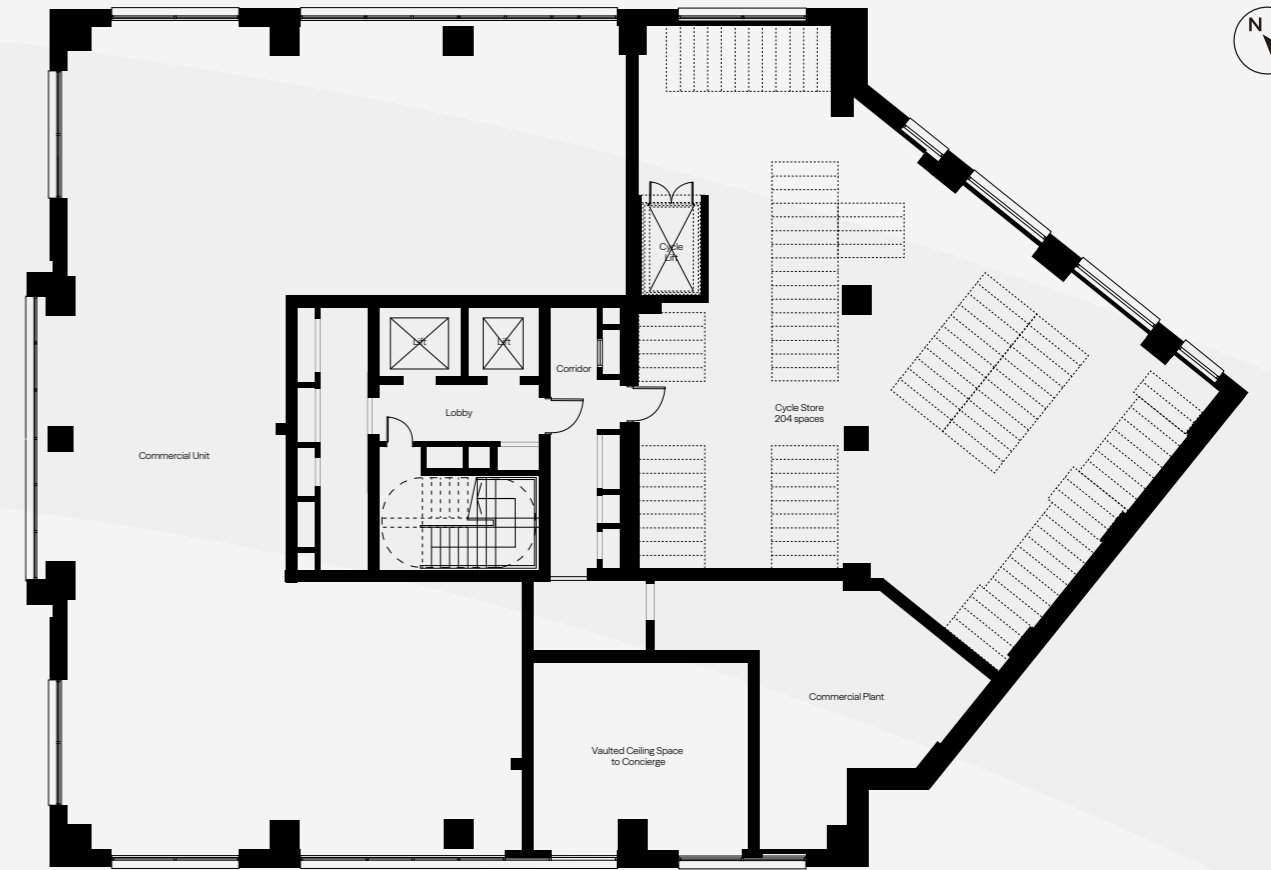
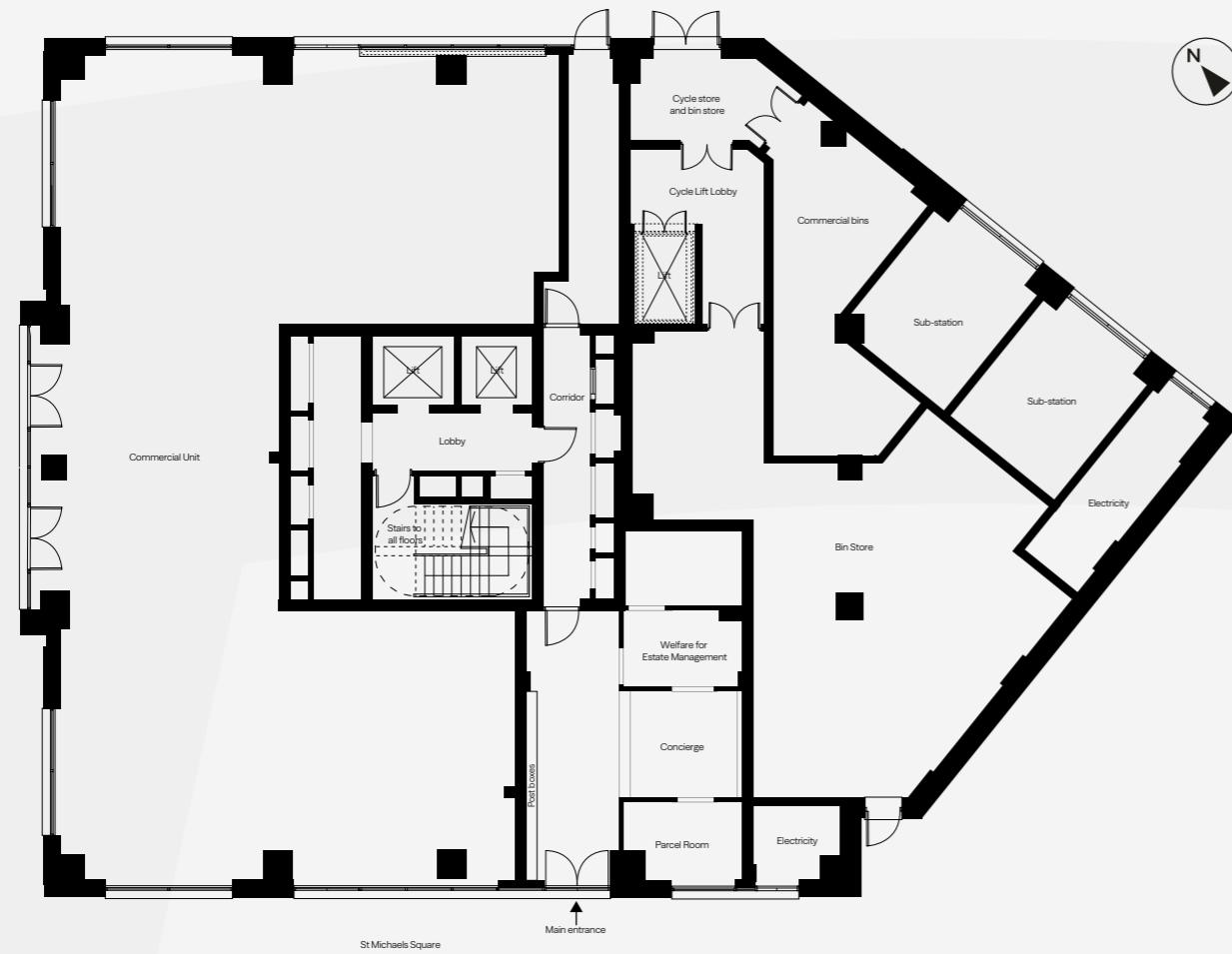
- White sockets and switches with white inserts throughout. Stainless steel sockets and switches with black inserts above kitchen worktops
- USB port to master bedroom, living area and kitchen
- Recessed downlighters to hall and main reception spaces
- Pendant lighting to bedrooms
- SkyQ, Virgin Media,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



*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

GROUND FLOOR

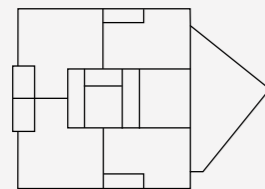
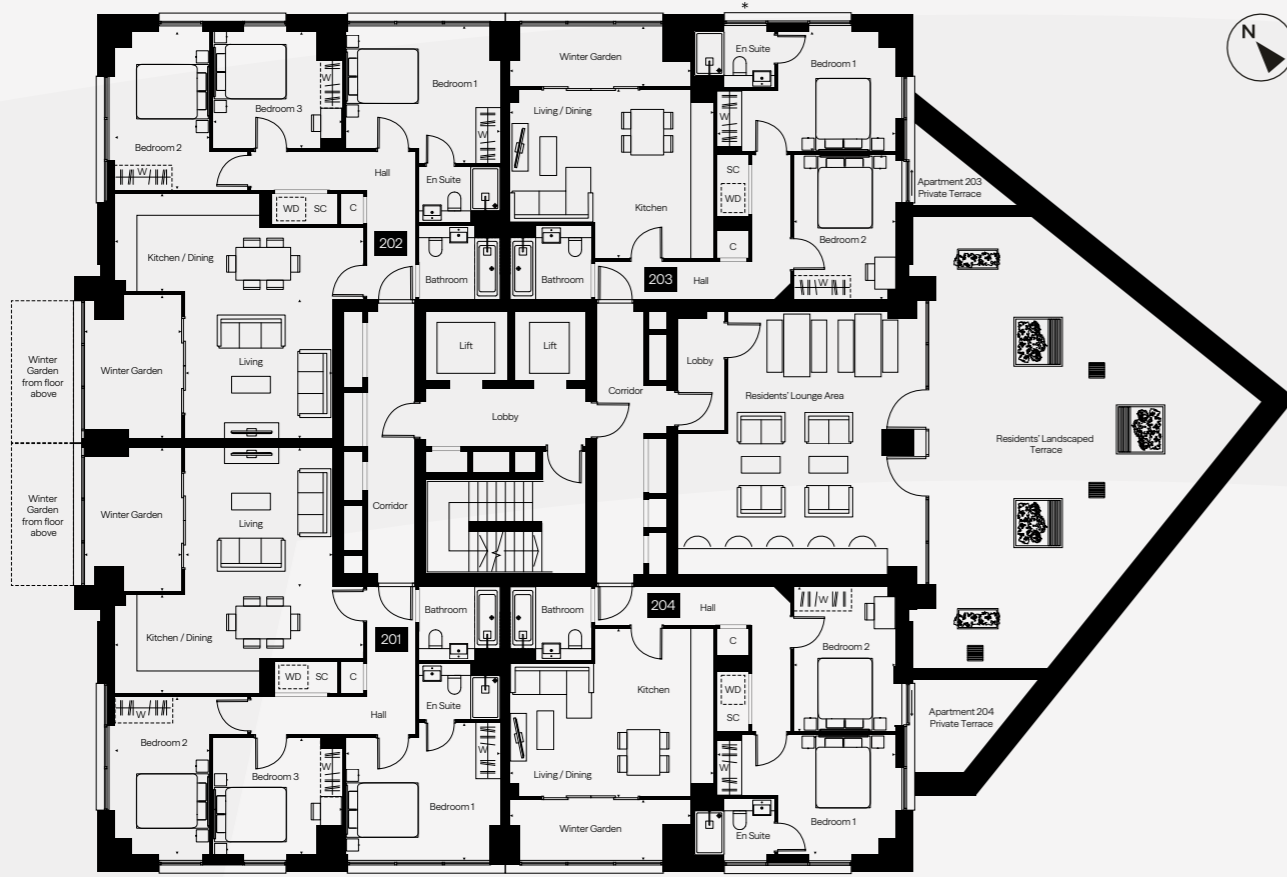
FIRST FLOOR



Exact layouts and sizes may vary. All measurements may vary within a tolerance of +/-50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout is indicative only. Garden size may vary.

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2ND FLOOR



KEY

- ◄► – Measurement Points
- SC – Service Cupboard
- C – Cupboard
- W – Wardrobe
- WD – Washer Dryer

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2 BEDROOM APARTMENTS

PLOTS 203, 204

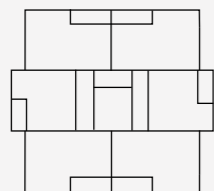
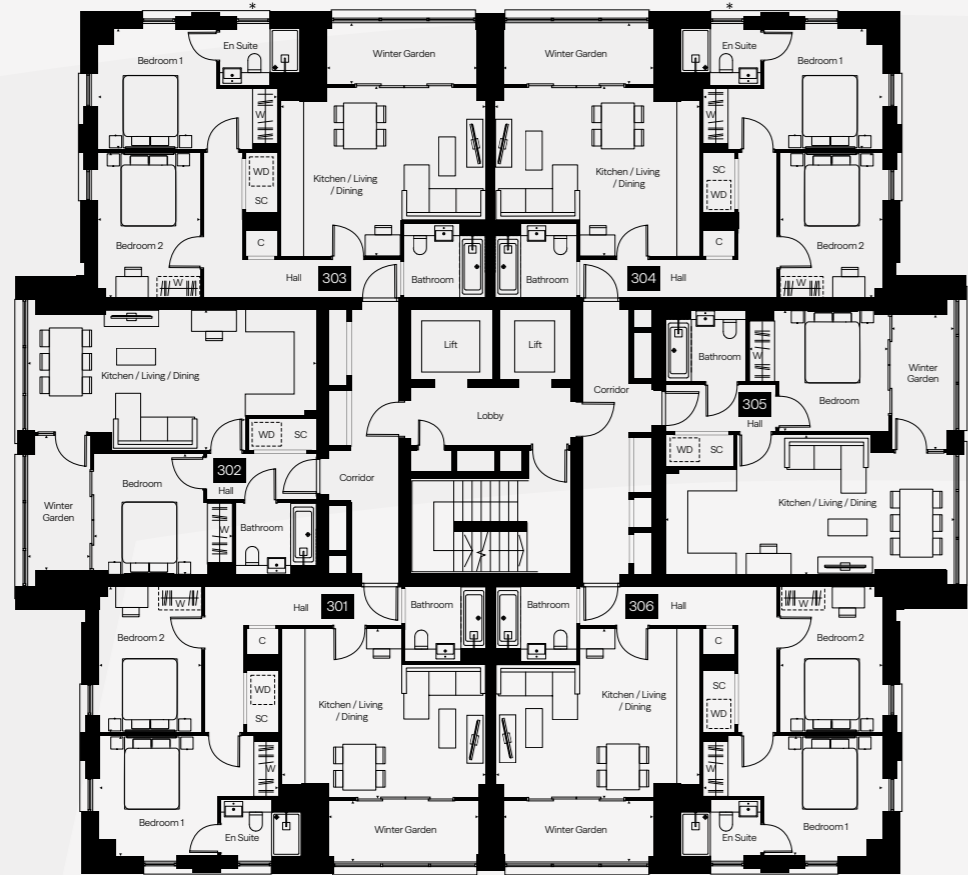
KITCHEN/LIVING/DINING	BEDROOM 1	BEDROOM 2	WINTER GARDEN
5.60m x 4.60m 18'4" x 15'1"	4.89m x 3.27m 16'1" x 10'9"	2.79m x 3.98m 9'2" x 13'1"	5.01m x 1.50m 16'5" x 4'11"

3 BEDROOM APARTMENTS

PLOTS 201, 202

LIVING AREA	KITCHEN/DINING	BEDROOM 1	BEDROOM 2	BEDROOM 3	WINTER GARDEN
4.03m x 3.80m 13'3" x 12'6"	6.80m x 2.69m 22'3" x 8'10"	4.25m x 3.60m 13'11" x 11'10"	2.60m x 4.33m 8'6" x 14'3"	3.54m x 3.18m 11'8" x 10'5"	3.93m x 2.67m 12'11" x 8'9"

3RD FLOOR



KEY

- ◀▶ – Measurement Points
- SC – Service Cupboard
- C – Cupboard
- W – Wardrobe
- WD – Washer Dryer
- *Obscured glazed window

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1 BEDROOM APARTMENTS

PLOTS 302, 305

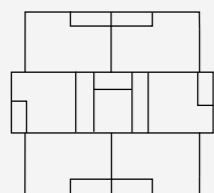
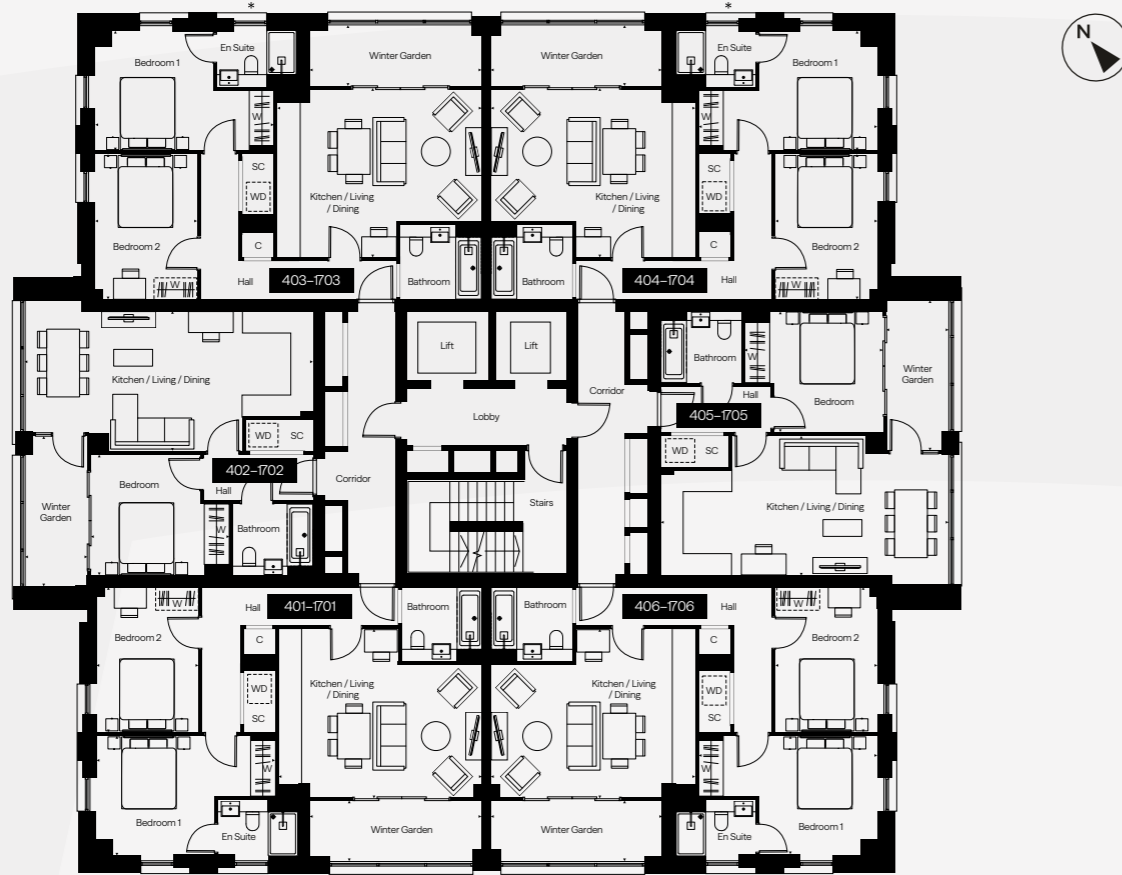
KITCHEN/LIVING/DINING	BEDROOM	WINTER GARDEN
7.93m x 3.83m 26'0" x 12'7"	3.77m x 3.38m 12'5" x 11'1"	1.77m x 3.70m 5'10" x 12'2"

3 BEDROOM APARTMENTS

PLOTS 301, 303, 304, 306

KITCHEN/LIVING/DINING	BEDROOM 1	BEDROOM 2	WINTER GARDEN
5.60m x 4.60m 18'4" x 15'1"	4.89m x 3.27m 16'1" x 10'9"	2.79m x 3.98m 9'2" x 13'1"	4.07m x 1.47m 13'4" x 4'10"

4TH-17TH FLOOR



KEY

- ◄► – Measurement Points
- SC – Service Cupboard
- C – Cupboard
- W – Wardrobe
- WD – Washer Dryer

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1 BEDROOM APARTMENTS

PLOTS 402-1702, 405-1705

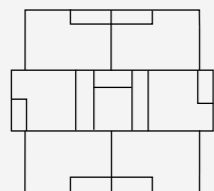
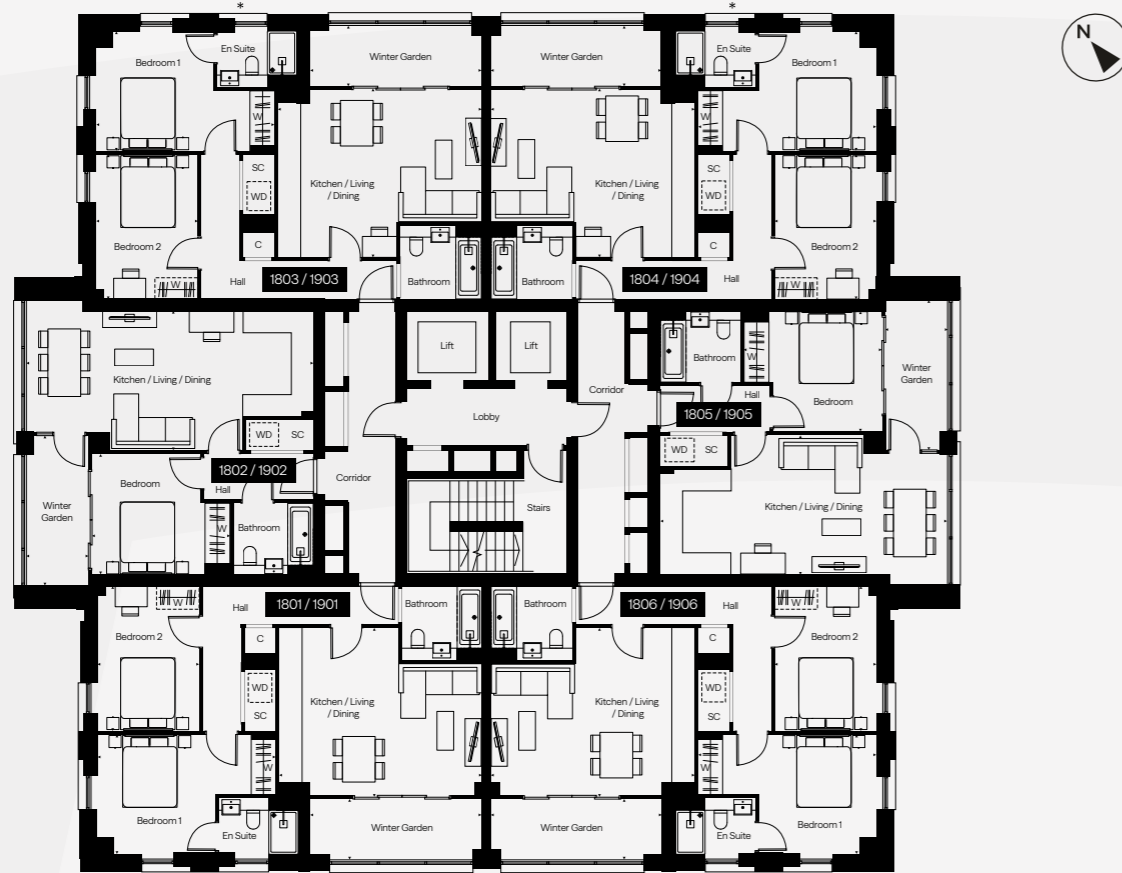
KITCHEN/LIVING/DINING	BEDROOM	WINTER GARDEN
7.93m x 3.83m 26'0" x 12'7"	3.77m x 3.38m 12'5" x 11'1"	1.77m x 3.70m 5'10" x 12'2"

2 BEDROOM APARTMENTS

PLOTS 401-1701, 403-1703, 404-1704, 406-1706

KITCHEN/LIVING/DINING	BEDROOM 1	BEDROOM 2	WINTER GARDEN
5.60m x 4.60m 18'4" x 15'1"	4.89m x 3.27m 16'1" x 10'9"	2.79m x 3.98m 9'2" x 13'1"	4.67m x 1.50m 15'4" x 4'11"

18TH-19TH FLOOR



KEY

- ◄► – Measurement Points
- SC – Service Cupboard
- C – Cupboard
- W – Wardrobe
- WD – Washer Dryer

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1 BEDROOM APARTMENTS

PLOTS 1802, 1902, 1805, 1905

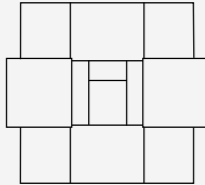
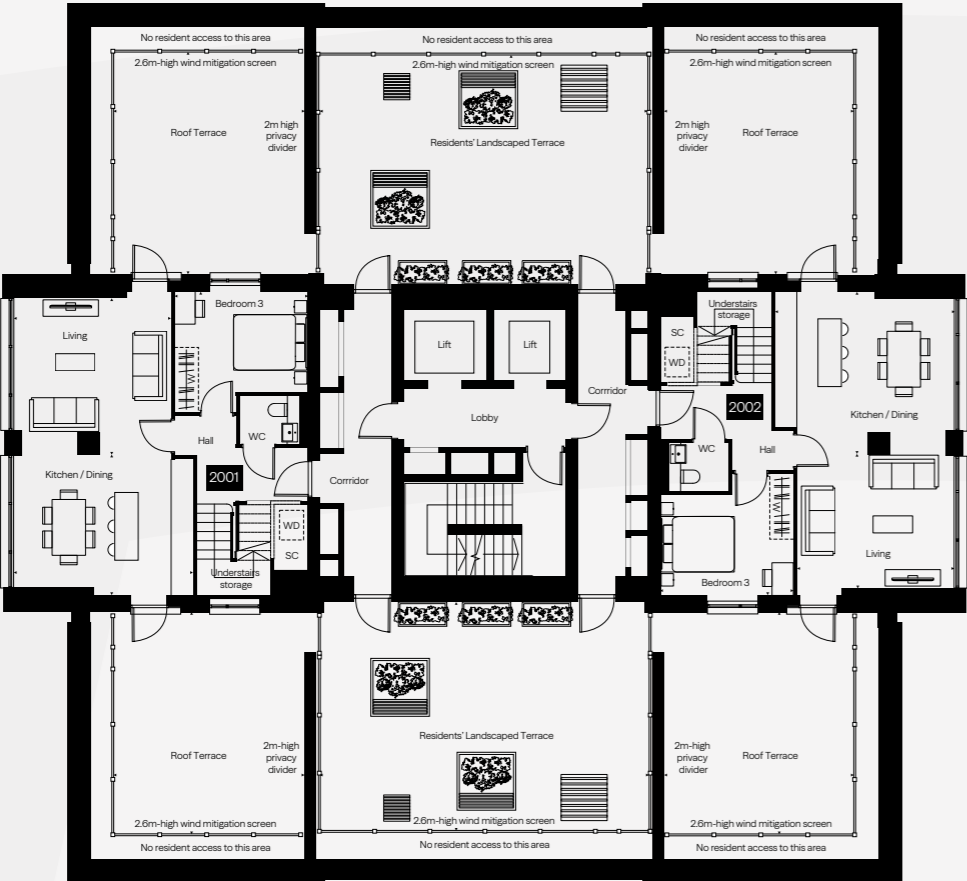
KITCHEN/LIVING/DINING	BEDROOM	WINTER GARDEN
7.93m x 3.83m 26'0" x 12'7"	3.77m x 3.38m 12'5" x 11'1"	1.77m x 4.07m 5'10" x 13'4"

2 BEDROOM APARTMENTS

PLOTS 1801, 1901, 1803, 1903, 1804, 1904, 1806, 1906

KITCHEN/LIVING/DINING	BEDROOM 1	BEDROOM 2	WINTER GARDEN
5.60m x 4.60m 18'4" x 15'1"	4.89m x 3.27m 16'1" x 10'9"	2.79m x 3.98m 9'2" x 13'1"	4.07m x 1.50m 13'4" x 4'11"

20TH FLOOR



KEY

- ◄► – Measurement Points
- SC – Service Cupboard
- C – Cupboard
- W – Wardrobe
- WD – Washer Dryer

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3 BEDROOM PENTHOUSE DUPLEX (LOWER FLOOR)

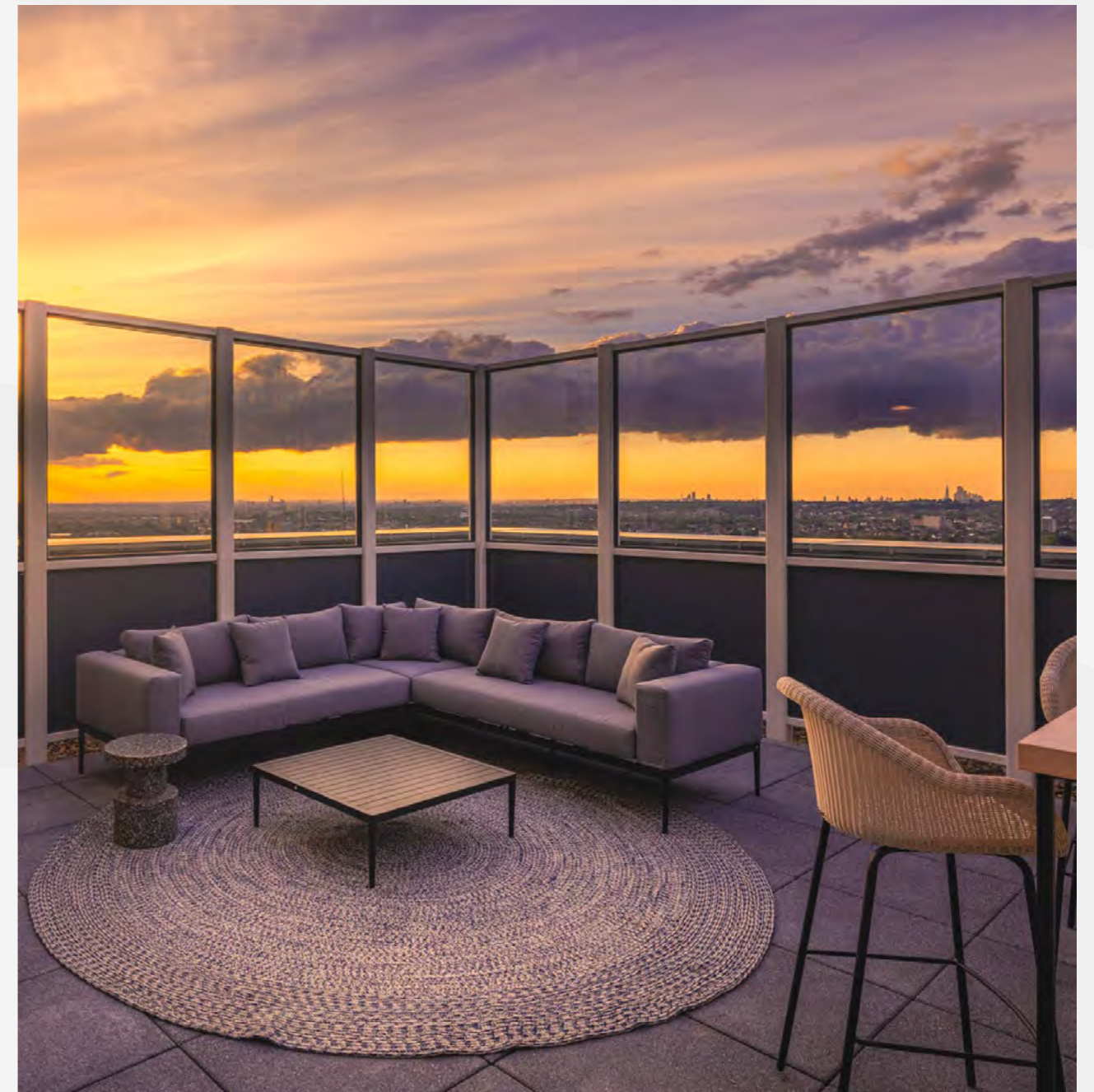
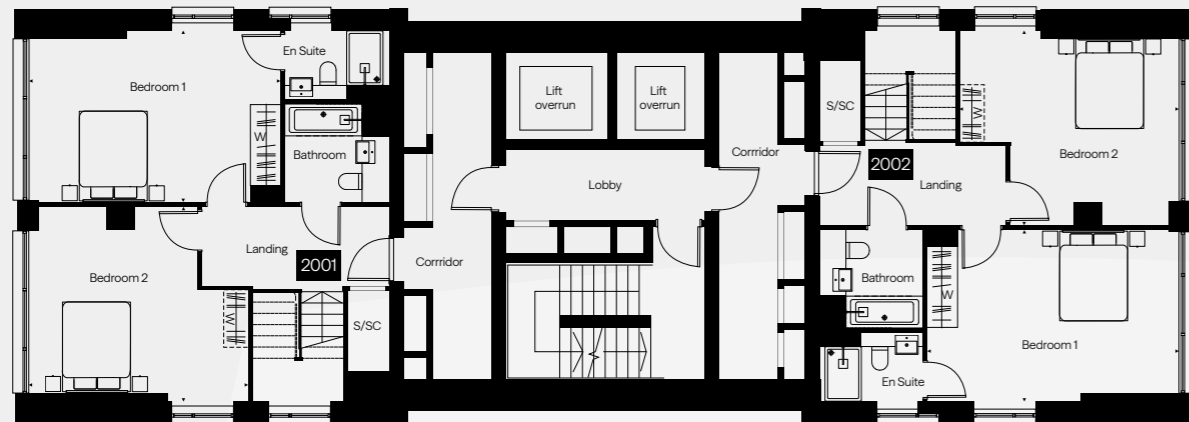
PLOTS 2001, 2002

LIVING AREA	KITCHEN/DINING	BEDROOM 3	ROOF TERRACE
4.28m x 4.50m 14'1" x 14'9"	4.88m x 3.66m 16'0" x 12'0"	3.25m x 3.57m 10'8" x 11'9"	5.95m x 5.15m 19'6" x 16'11"

COMMUNAL ROOF TERRACE

NO. OF TERRACES	COMMUNAL ROOF TERRACE DIMENSIONS
2	8.81m x 6.13m 28'11" x 20'1"

21ST FLOOR



KEY



- ◄► – Measurement Points
- SC – Service Cupboard
- C – Cupboard
- W – Wardrobe
- WD – Washer Dryer

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3 BEDROOM PENTHOUSE DUPLEX (UPPER FLOOR)

PLOTS 2001, 2002

BEDROOM 1	BEDROOM 2
3.78m x 5.59m 12'5" x 18'4"	4.28m x 4.88m 14'1" x 16'0"

DESIGNED FOR YOU

At London Square, we plan right down to the finest detail to ensure that you find the home of your dreams.

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.



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 2026 In-house Research Platinum, which is based on customers' recommendation.



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.



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 minimum EPC ratings of B, with many achieving A, 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 AND 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.



MANAGEMENT COMPANY CHARTER

Our mission is to make a difference to people's lives which continues once residents have moved in. The Management Company oversee the communal and estate areas across every London Square development, with an appointed managing agent to assist on its behalf.



For more information on Management Company Charter, please scan the QR code.



COMMITTED TO EXCELLENCE

I founded London Square on 'Old School Principles' – a commitment to exacting standards and the timeless legacy of the Capital's iconic green squares.

Now marking our 12th anniversary with over 50 awards, we are proud to introduce London Square Croydon. Located directly opposite West Croydon station, this landmark development features two handsome brick buildings, vibrant commercial spaces, and a new public square that honors the neighboring St Michael and All Angels Church.

Our mission remains simple: building exceptional homes in flourishing destinations. With projects now spanning most London boroughs and the surrounding commuter belt, we continue to shape the heritage of the city we love.

Handwritten signature of Adam Lawrence

ADAM LAWRENCE
Chief Executive

LONDON SQUARE



Twickenham Green, TW2



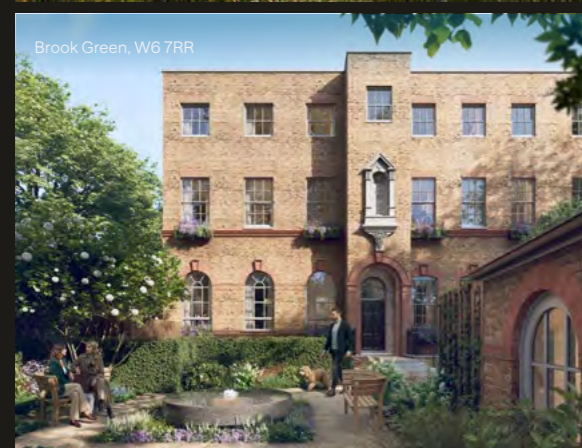
Twickenham Square, TW2



Wandsworth Common, SW17



Ransomes Wharf, SW11



Brook Green, W6 7RR



County Hall Kingston, KT1 2DN

DEVELOPMENTS

OUR VISION TO BRING SUSTAINABLE LIVING TO THE CAPITAL



SOCIAL

We focus our efforts on building sustainable communities as they are at the heart of who we are and what we do.

We are an Outstanding Employer, having been recognised for our industry-leading employee engagement score in 2021 and 2022. We are also proud to be a Living Wage Employer and accredited with the Greater London Authority's good work standard.



ENVIRONMENT

Our environmental approach focuses heavily on ways we can reduce our impact on climate change and pressures that modern methods of construction can put on the earth, nature, and precious resources.

We continue to innovate in order to secure a sustainable future for all.



GOVERNANCE

We know we have work to do to increase the diversity of our Executive Board. However, the Board is supported by a strong team, with a higher than industry average representation of female and BAME employees and we are committed to increasing the diversity of our team.

We continue to recruit for talent and skills, without bias.

COMMUNITIES

We will keep building sustainable communities where people can live, work, learn and play.

INCLUSION

We will continue to be an inclusive employer of choice and create developments that foster inclusion in the community.

EMPLOYMENT

We will remain an outstanding employer who people want to work for.

CARBON

We will work to build net zero carbon homes by 2030, decreasing our greenhouse gas emissions year on year.

WASTE

We will continually strive to reduce, re-use and recycle, recycling a minimum of 98% of our construction waste.

NATURAL RESOURCES & BIODIVERSITY

We will continue to source materials with the least environmental impact, reduce water consumption and increase biodiversity.

CORPORATE GOVERNANCE

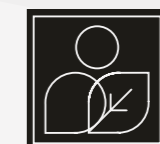
We will continue to be well governed and do business in a clear and transparent manner.

BUSINESS ETHICS

We will continue treating our suppliers and customers fairly.

REPORTING

We will continue to pay fair taxes.



SQUARE FUTURE

Building Sustainable Communities



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 Pearson Building, West Croydon station and East Croydon station. All details are correct at the time of going to press, May 2026.

LONDON SQUARE PEARSON BUILDING

6-44 STATION ROAD, CROYDON, CRO 2RB

+44(0) 333 666 0105

PEARSONBUILDING@LONDONSQUARE.CO.UK

  @LONDONSQUAREDEVELOPMENTS

LONDON SQUARE HEAD OFFICE

ONE YORK ROAD

UXBRIDGE

UB8 1RN

01895 627 300

LONDONSQUARE.CO.UK