



LONDON
SQUARE

An Aldar Company

CROYDON

CR0

FACTSHEET

UNLOCK VIBRANT
CITY LIVING



A STYLISH COLLECTION
OF 1, 2 & 3 BEDROOM
APARTMENTS & DUPLEXES

This development forms an impressive new centrepiece for the area, making them ideal for homebuyers and investors alike.

Brilliantly connected, when choosing London Square Croydon, you will be amidst it all. Minutes from the high street and set between two key stations, you will have convenient access to all your needs whether it's popping out for some milk, fresh produce from local markets or jetting on holiday from Gatwick Airport.

COMPLETIONS

Ready to move into

SALES SUITE

Station Road, Croydon, CR0 2RB

LOCAL AUTHORITY

London Borough of Croydon

TRAVEL ZONE

Zone 5

EPC RATING

B

BUILDING INSURANCE

10-year NHBC Warranty

EST. SERVICE CHARGE

Private – £4.00 per sq ft per annum

MANAGING AGENT

Encore

LEASE

999-year leasehold

CONCIERGE

There is a 24hr concierge service, located in the reception area by the main entrance on the ground floor.

CYCLE STORAGE

There are 204 bicycle spaces within the development.

BILLING

You will be responsible for paying utility bills including water and electricity along with council tax. Your heating and water will be paid to Switch2 who will lease the energy centre.

Typical annual costs:

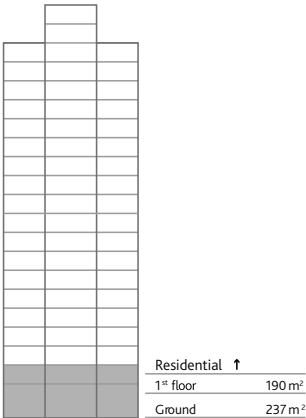
1 bedroom apartment – £894.24

2 bedroom apartment – £995.24

3 bedroom apartment – £1,334.72

COMMERCIAL

Planning consent for E class, covering a range of uses including commercial, business and service uses, such as retail, restaurant, office, financial services and nursery.



COUNCIL TAX BANDS
2024/25

BAND	OVERALL TAX 2024/25
C	£2,103.91
D	£2,366.91
E	£2,892.89



24hr concierge



Rooftop terraces
& podium garden



High street
location



14 minutes to
London Bridge^



Residents Lounge
with Wifi



Heated winter garden
to every apartment



Excellent
transport links



*T&Cs apply. ^Travel times taken from Google Maps. Prices and details are correct at the time of distribution, October 2024.

10 REASONS TO BUY AT LONDON SQUARE CROYDON

1. 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

2. A NEW GATEWAY

A NEW GATEWAY TO CROYDON HIGH STREET PROVIDING OPEN SPACE FOR THE GROUND FLOOR COMMERCIAL SPACE

3. OUTSTANDING EDUCATION

4. OUTSTANDING GREEN SPACES

CROYDON IS ONE OF THE CAPITAL'S GREENEST BOROUGHES, WITH MORE THAN 120 PARKS AND GREEN SPACES WITH ACCESS TO AREAS OF OUTSTANDING NATURAL BEAUTY IN SURREY

5. HIGH SPECIFICATION

SUPERB QUALITY, ATTENTION TO DETAIL AND HIGH STANDARDS WITH MODERN AND ENERGY EFFICIENT TECHNOLOGY FOR A MORE SUSTAINABLE AND ECONOMICAL HOME

7. PEACE OF MIND

10-YEAR NHBC WARRANTY
2-YEAR LONDON SQUARE CUSTOMER CARE WARRANTY

9. CULINARY HOTSPOT

CROYDON'S RESTAURANT QUARTER AND SURREY STREET MARKET SHOWCASE THE AREA'S EXCITING CULINARY DIVERSITY



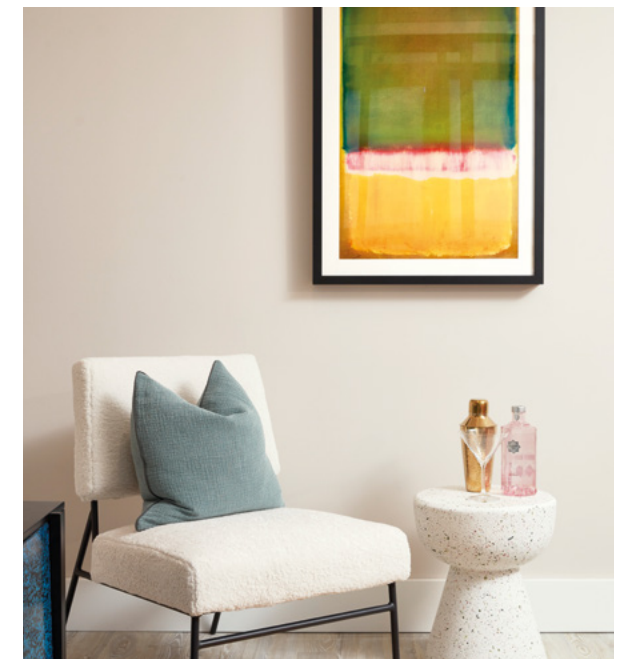
6. DESIRABLE RENTAL YIELDS AND HIGH DEMAND

8. CREATIVE AND CULTURE CAPITAL

CROYDON IS HOME TO ARTISTS AND MUSICIANS WITH FAIRFIELD HALLS AND THE ICONIC BRIT SCHOOL ALL WITHIN EASY REACH.



10. AWARD-WINNING CUSTOMER SERVICE



LONDON'S SOUTHERN POWERHOUSE

Just 15 minutes from central London and considered the UK's best connected business hub, property prices in Croydon remain highly competitive. As lifestyle and work continue to adapt, renters and homeowners are attracted to modern suburban living, pushing London's heart southwards.

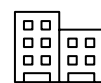


BIG BUSINESS IN CROYDON

Croydon is becoming the 'Economic Powerhouse of South East London':

- Only 15 minutes away from central London and Gatwick Airport
- Identified as a growth zone, where more than 23,000 jobs will be created over the next few years

Croydon is named in the London plan as a 'strategic office centre':



Office vacancy rates are at their lowest for a generation



Top 10 UK business location for tech company start-ups



More than 12,500 workplaces which employ over 110,000 people



CROYDON

CROYDON REGENERATION INSIGHTS

PUBLIC SECTOR

Croydon Council, Greater London Authority (GLA), and the Government's Growth Zone initiative are all contributing significant funding to revitalise Croydon's town centre. This includes investments in public spaces, historic preservation efforts, and supporting businesses (£7.2m Growth Zone investment, £23m Mayor's Regeneration Fund).

Unibail-Rodamco-Westfield: This retail giant owns a 10-hectare parcel in Croydon town centre and is actively involved in shaping its future retail landscape (Develop Croydon).



OTHER DEVELOPMENTS:



Purley Way

A 40-shop mini mall is planned for this area (Develop Croydon)



HMRC

Invested £115 million to acquire a new Croydon headquarters (Develop Croydon)



PIC (Public Investment Corporation):

Purchased a £268 million office pre-let to the UK government property agency (Real Assets)



Crystal Palace

Crystal Palace FC is redeveloping its Main Stand (Develop Croydon)



Ruskin Square

A long-term project to revitalise the central area of Croydon

DEVELOP CROYDON:



EDUCATION



NEARBY SCHOOLS & COLLEGES

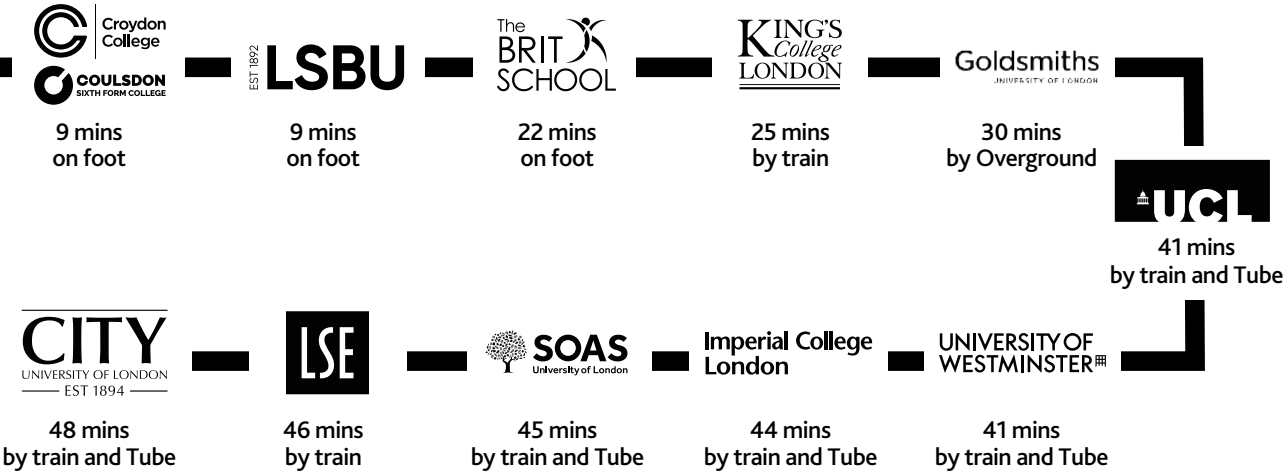
Excellent schools for all ages and easy access to London's top universities make Croydon a prime choice for education. Many of the local primary and secondary schools are Ofsted-rated Good or Outstanding, plus there are leading grammar schools such as Wilson's Grammar School and Sutton Grammar School nearby. With fast connections from both East and West Croydon stations, most of London's world-class

universities are within easy reach too. In addition, London South Bank University opened its new £750m campus in Croydon in October 2021.

The share of pupils achieving five or more GCSE grades A* to C (or equivalent) in Croydon is in the top quartile performance of all local authority areas.

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.

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.



LOCAL AREA GUIDE

Living at London Square Croydon puts you just minutes from the vibrant town centre, with its diverse mix of food, drink, music, and markets. See below for some of our recommended hotspots.

TRANSPORT LINKS



London Bridge
14 mins
by train



**King's Cross
St Pancras**
40 mins
by train



Gatwick Airport
14 mins
by train



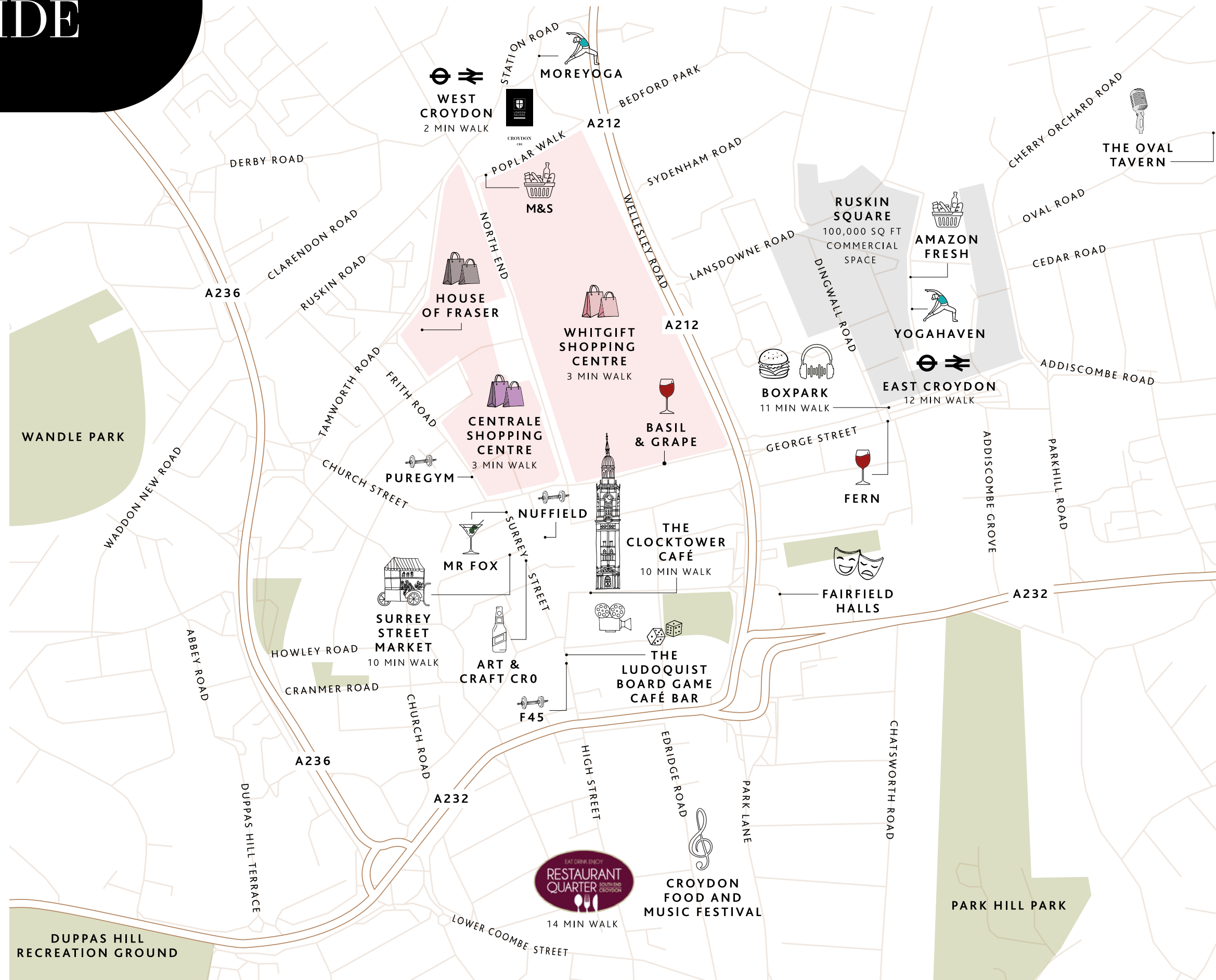
Brighton
45 mins
by train

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.

Owned by URW

Map not to scale and for illustrative purposes only.





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 for Exchange of Contracts:

- Original current passport or driving license
- 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
- Your solicitor will require written evidence of the source of your deposit monies accumulating in your account
- Additional information will be required for company purchases

Reservation paperwork and identification/proof of address to be completed and uploaded via the Yourkeys platform; a link will be sent from the sales team upon reservation



For more information on
our Home Buying Journey,
please scan the QR code.

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