



LONDON  
SQUARE

CROYDON

CRO

# A new gateway

## to Croydon town centre

With its fantastic transport links, Croydon is developing into a thriving centre for living, leisure and culture. Home to numerous major companies, it is a dynamic business hub, and also benefits from exceptional local schools. The borough offers a unique mix to businesses and residents alike, with its ideal location just 15 minutes by train from central London or Gatwick Airport and surrounded by the green Surrey countryside.

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 striking design, landmark tower offering spectacular views towards London's famous skyline and 1,930 sq m of landscaped public space, it will be a place to meet, connect and embrace a new lifestyle.

**Developer:**

London Square Developments Limited

**Location:**

Station Road, Croydon, CR0 2RB

**Local Authority:**

London Borough of Croydon

**Tenure:**

999 year leasehold

**Architect:**

Assael Architecture

**Building Insurance:**

10 year NHBC warranty

**Completion:**

Q4 2023



Computer generated image of London Square Croydon is indicative only





## BIG BUSINESS IN CROYDON

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

- Only 15 minutes 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.
- Recent office relocations to the town centre include: The Body Shop, Superdrug, EDF Energy, Solium, HMRC and AIG.

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

- Office vacancy rates are at their lowest for a generation.
- 2.5 million employment opportunities within a 30 minute commute.
- More than 12,500 workplaces which employ over 110,000 people.
- Top 10 UK business location for tech company start-ups.

Source: developcroydon.com, UHY Hacker Young, 2020, Dataloft, ONS, BRES

Solium

HM Revenue & Customs

AIG

EDF ENERGY

Superdrug

Croydon College  
COULSDON SIXTH FORM COLLEGE

The BRITISH SCHOOL

john whitgift foundation



Photography of show home



Photography of show home

## EXCELLENT EDUCATION IN CROYDON

Croydon is home to many excellent schools, both state and independent. With fast connections to central London, the capital's world class universities are within easy reach too.

- Pupil GCSE achievement is in the top quartile of all local authority areas.

Major investment in schools over the next five years will cater for the largest proportional growth in the school population of any authority in England.

- Around 3,000 students attend Trinity, Whitgift and Old Palace of John Whitgift School, run by The Whitgift Foundation which is ranked amongst the best in the country.
- Croydon College has over 8,000 students and is one of the largest and most successful further and higher education colleges in the South East.
- Croydon School of Art counts David Bowie, Malcolm McLaren and Turner Prize nominees Helen Chadwick and Sean Scully amongst its alumni.
- London South Bank University opened its new £750m campus in Croydon in October 2021.

PRIVATE APARTMENT MIX

	Plots	1 bedroom	2 bedroom	3 bedroom	TOTAL
2 <sup>nd</sup> Floor	201-204	0	2	2	4
3 <sup>rd</sup> Floor	301-306	2	4	0	6
4 <sup>th</sup> - 17 <sup>th</sup> Floor	401-406 to 1701-1706	28	56	0	84
18 <sup>th</sup> - 19 <sup>th</sup> Floor	1801-1806, 1901-1906	4	8	0	12
20 <sup>th</sup> - 21 <sup>st</sup> Floor	2001-2002	0	0	2	2
TOTAL	108	34	70	4	108

Cycle storage:

With its central and well-connected location, London Square Croydon is a car-free development. There are 204 bicycle spaces within the development.

Concierge:

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

Amenities:

- 1st floor landscaped terrace and residents’ lounge area with WiFi.
- Two landscaped roof terraces on level 20.
- Membership to zip car club service.

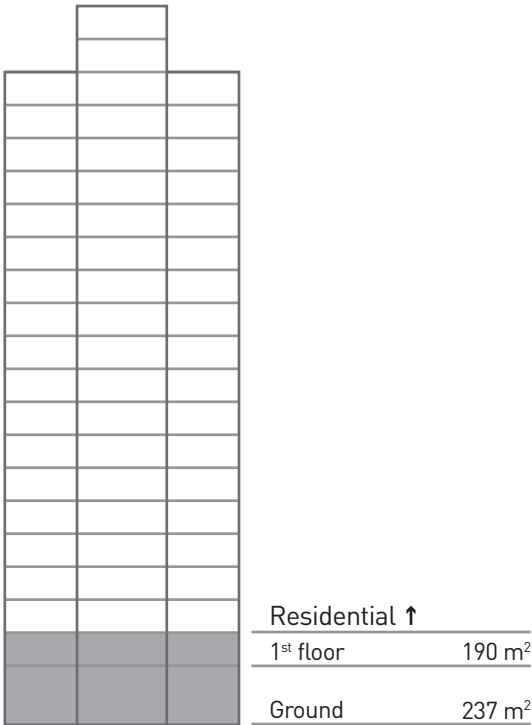
Council Tax:

Tax Band	Property Value as at 1 April 1991	Total Cost
A	Up to £40,000	£1,493.04
B	£40,001 to £52,000	£1,741.87
C	£52,001 to £68,000	£1,990.72
D	£68,001 to £88,000	£2,239.56
E	£88,001 to £120,000	£2,737.25
F	£120,001 to £160,000	£3,234.92
G	£160,001 to £320,000	£3,732.30
H	over £320,000	£4,479.12

Source: [www.croydon.gov.uk](http://www.croydon.gov.uk) (Council Tax charges for 2023/2024)

COMMERCIAL

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



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Billing:

You will be responsible for paying your utility bills including water and electricity along with council tax. Your heating and hot water will be paid to Switch 2 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

PEA: B Rated

Managing Agent - FirstPort:

The service charge covers the cost of the concierge, staffing, maintenance of systems, lifts, communal spaces, CCTV, internal communal and external repairs, basement maintenance, window cleaning, communal water and electricity, cleaning and landscaping of communal areas, building insurance, reserve fund and professional fees.

Estimated Service Charge:

Private – £3.67 per sq ft pa



# Connect faster

## From West Croydon Station



London Square  
Croydon



2 mins  
on foot

Purley Way



10 mins  
by bus

South Croydon



11 mins  
by bus

Crystal Palace



12 mins  
by train

Lloyd Park



13 mins  
by tram

London Bridge



18 mins  
by train

Canada Water



28 mins  
by London  
Overground

Wimbledon



37 mins  
by tram

Shoreditch  
High Street



38 mins  
by London  
Overground

## From East Croydon Station



London Square  
Croydon



12 mins  
on foot

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

City  
Thameslink



22 mins  
by train

King's Cross  
St Pancras  
International

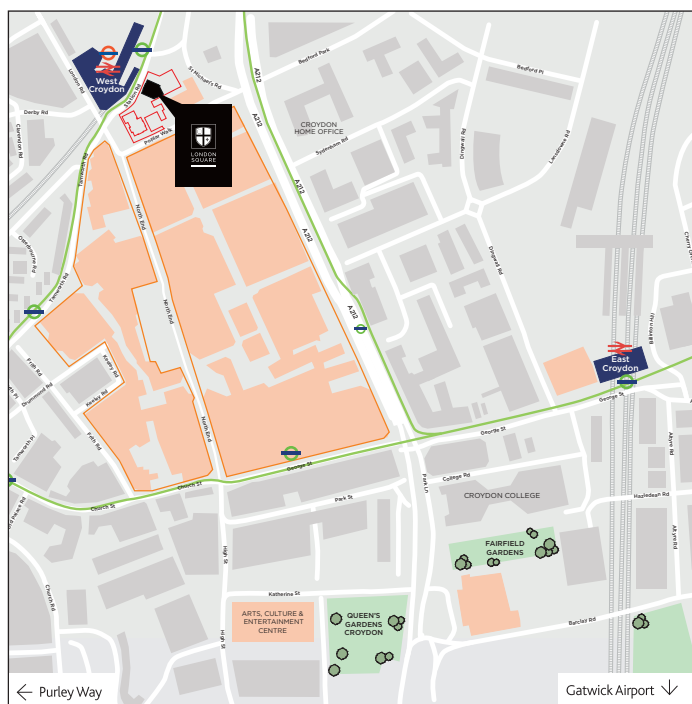


40 mins  
by train

Brighton



45 mins  
by train



- 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.

### London Square Solicitor:

#### Child & Child Solicitors

Andrew Li

DDI: +44 (0)20 72011852

Mob: +44 (0)7757 796876

Office: +44 (0)20 7235 8000

Email: [AndrewLi@childandchild.co.uk](mailto:AndrewLi@childandchild.co.uk)

Website: [childandchild.co.uk](http://childandchild.co.uk)

Address: 21 Grosvenor Place, London SW1X 7HN

DX: 2325 Victoria

### Recommended Buyers Solicitor:

#### Dutton Gregory

Gareth Fullbrook

DDI: +44 (0)1962 624403

Mob: +44 (0)7840 047550

Office: +44 (0)23 8022 1344

Email: [G.Fullbrook@duttongregory.co.uk](mailto:G.Fullbrook@duttongregory.co.uk)

Address: Concept House, 6 Stoneycroft Rise, Chandler's Ford, Hampshire SO53 3LD

DX: 45953 Chandler's Ford

### Stetfords

Guy Horsey

Stetfords

DDI: + 44 (0)1962 589192

Email: [GHorsey@stetfords.co.uk](mailto:GHorsey@stetfords.co.uk)

Address: 74 North Street, Guildford, Surrey GU1 4AW

DX: 2401 Guildford

### 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.

DISCLAIMER: This document is intended to provide an indication of the general style of our development and apartment types. 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. 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 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. All details are correct at the time of going to press, November 2023.