



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.

living

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.



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

Welcome home

*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



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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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