

FOR SALE



Green Dragon House, High Street, Croydon, CR0 1FS

A Centrally Located Modern Apartment with Two Bedrooms

Guide Price £300,000 - £310,000 Leasehold (Subject to Contract)

MARTIN&CO



High Street, Croydon, CR0 1FS

2 Bedrooms & 1 Bathroom

This stunning 2 bedroom apartment enjoys a fantastic central setting in the heart of the Cultural Quarter of Croydon, just a short stroll from the bars and eateries of the Restaurant Quarter whilst the favoured commuter station at East Croydon is only 10 minutes away.

On the 4th floor of a well-regarded recent development the property affords an entrance lobby, a bright open-plan living space with smart fitted kitchen area, 2 similar sized bedrooms and a sexy bathroom/wc with sparkly black tiling.

- Lovely Modern Apartment
- Close to Shops, Bars & Restaurants
- 10 Minutes to East Croydon Station
- Spacious Open-Plan Living Room
- Smart Kitchen & Bathroom

As well as the concierge facility a particular feature of Green Dragon House is the achingly cool communal lounge benefiting from a seating area with a wide screen TV, pool table, dining area, coffee and drinks machines and a kitchenette - all of which was put to good use by residents during last year's World Cup!

In addition to the lounge there is also an amazing roof terrace with BBQ and several seating areas, offering an excellent space for al fresco entertaining.

Green Dragon House is set within walking distance to East & West Croydon with links to all London terminals and offers excellent local amenities including a vast array of shopping facilities, restaurants and bars, including Boxpark, making it the perfect property for young professionals and buy-to-let investors.

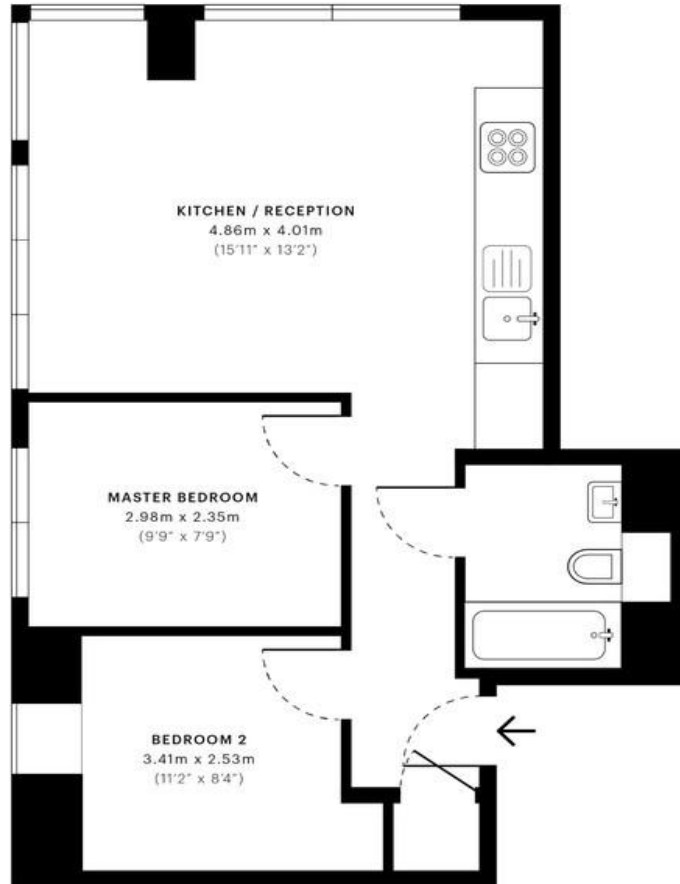
Call Martin & Co Croydon now for an appointment to view!













— Fourth Floor

 GROSS INTERNAL AREA
The footprint of the property
43.1 Sqm / 464.3 Sqft

 NET AREA (INTERNAL)
Excludes walls and external features
40.6 Sqm / 437.2 Sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.

IPMS 3B RESIDENTIAL
44.1 Sqm / 474.3 Sqft

IPMS 3C RESIDENTIAL
41.5 Sqm / 447.2 Sqft

SPEC ID
5cf6b3282cf5c41f2bae3e78



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