

LONDON
SQUARE

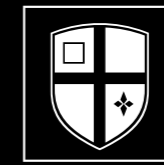
CROYDON

CRO

1, 2 AND 3 BEDROOM APARTMENTS AND
PENTHOUSE DUPLEXES IN THE HEART OF CROYDON

WELCOME

TO LONDON SQUARE CROYDON



LONDON
SQUARE

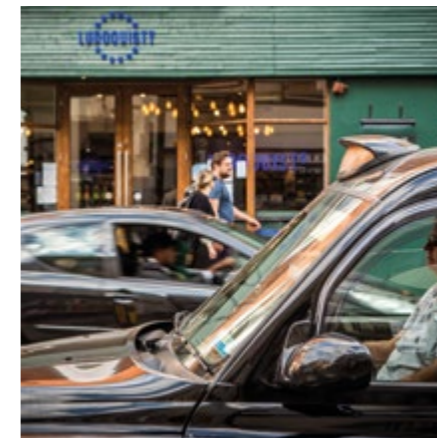
CROYDON

CRO

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 HIGH QUALITY DESIGN AND FINISH, BOTH INSIDE AND OUT, LONDON SQUARE CROYDON BRINGS A NEW STANDARD TO THE AREA, GIVING YOU THE STYLISH HOME YOU WANT IN THIS INCREDIBLY WELL CONNECTED LOCATION.

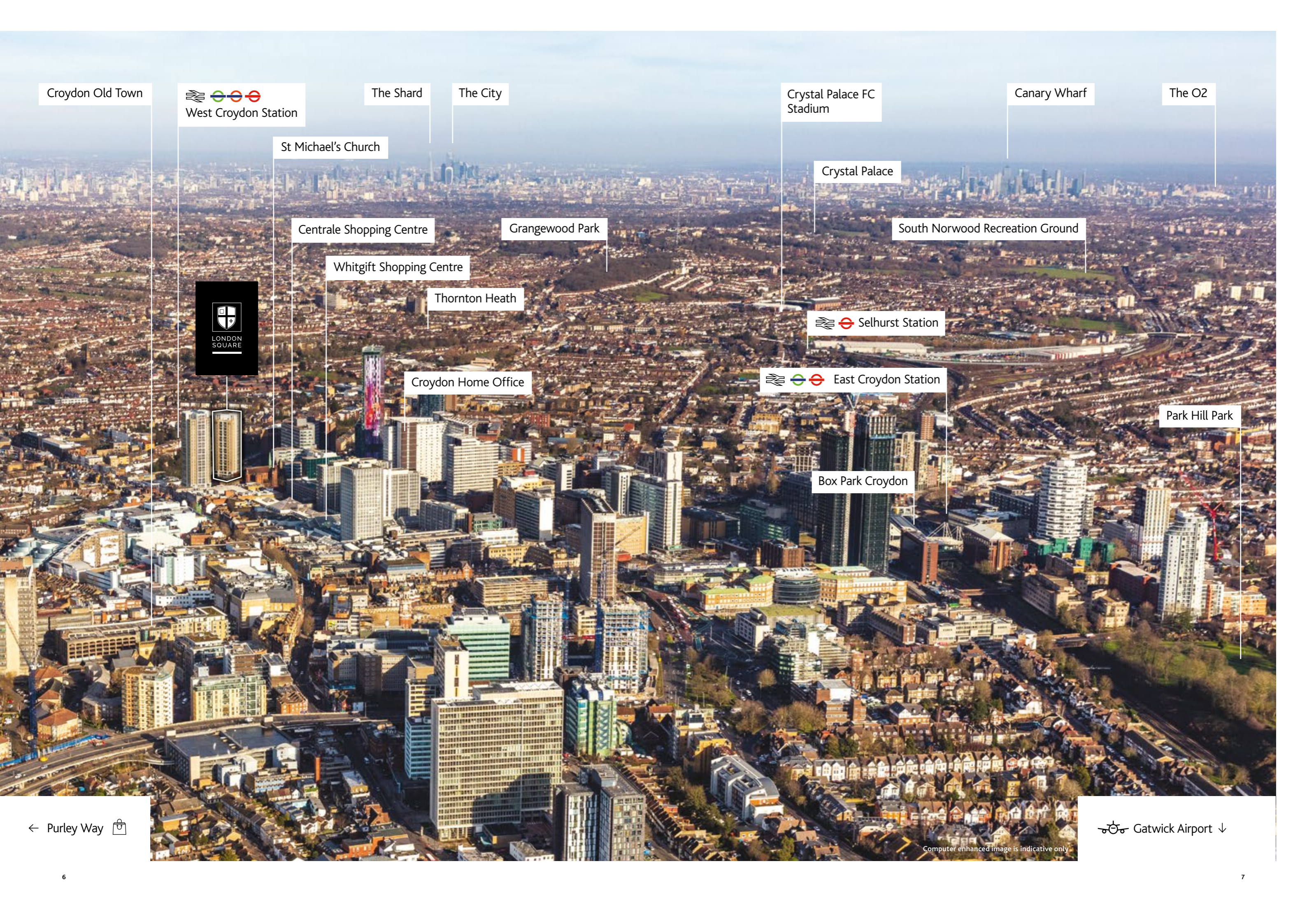
A new gateway



As Croydon continues its transition into a pulsating creative hub, with its own identity but less than 20 minutes from the City, London Square Croydon 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.

Computer generated image is indicative only



Croydon Old Town

West Croydon Station

The Shard

The City

Crystal Palace FC Stadium

Canary Wharf

The O2

St Michael's Church

Centrale Shopping Centre

Grangewood Park

Crystal Palace

South Norwood Recreation Ground



Whitgift Shopping Centre

Thornton Heath

Selhurst Station

Croydon Home Office

East Croydon Station

Park Hill Park

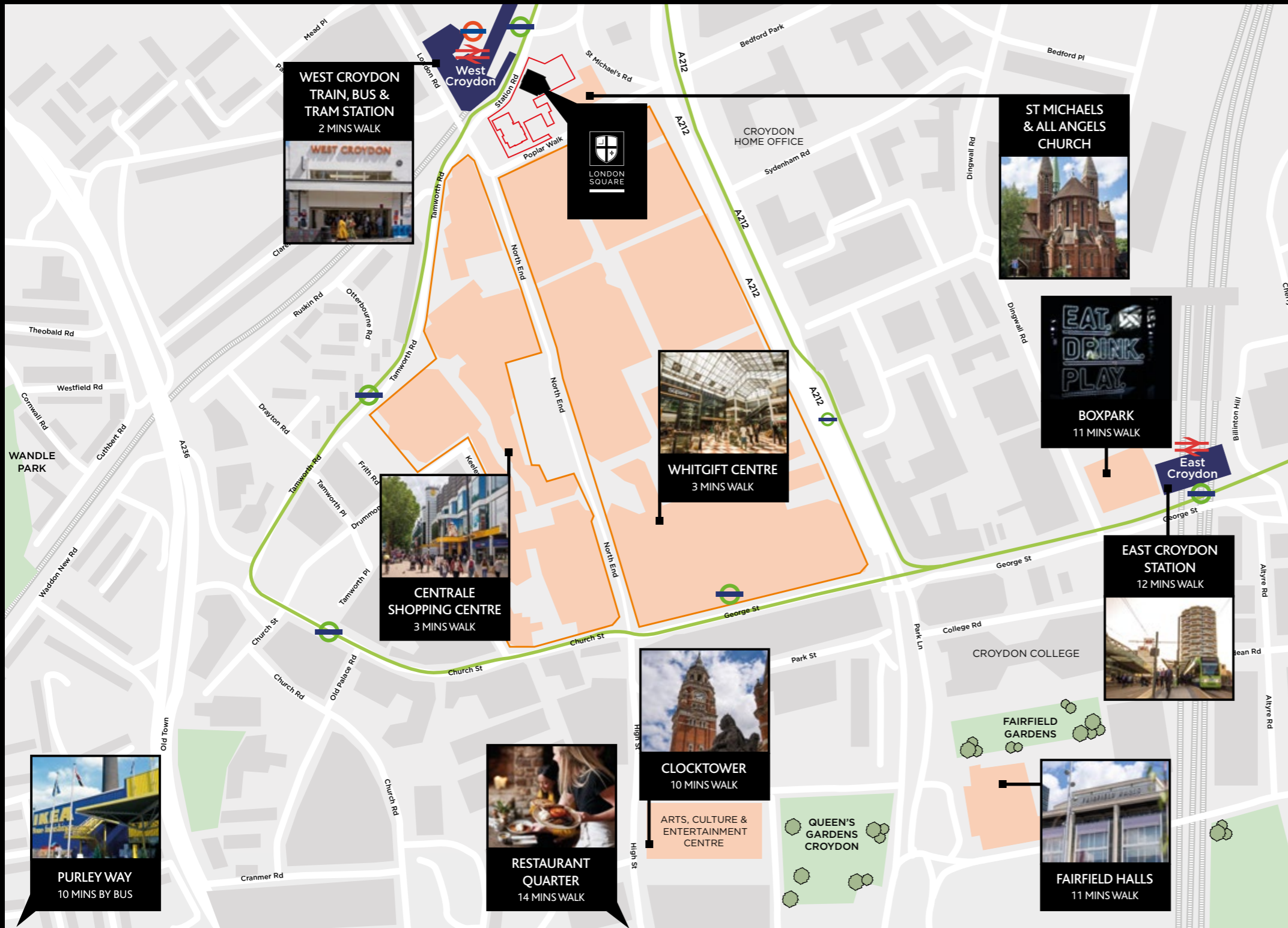
Box Park Croydon

← Purley Way

Gatwick Airport ↓

Computer enhanced image is indicative only

All planned out



Situated right opposite West Croydon Station, the development will form an impressive new centrepiece for the area.

A new public square will open up the views of neighbouring Grade I listed St Michael's and All Angels Church, as well as providing a welcoming open space for the ground floor shops and eateries.

The landmark tower offers spectacular views over Croydon and towards London's famous skyline.



Walking distances are approximate and sourced from google maps

Computer generated images are indicative only

At London Square Croydon, 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.

Your space

2

minute walk to
West Croydon Station

2

minute walk to
your morning coffee

Walking distances are approximate and sourced from google maps

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.



Your square

London Square Croydon 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.

Computer generated image is indicative only



Matthew's Yard



The Old Pumping House



3

minutes on foot to
Marks & Spencer

7

minutes on foot to
The Gym, West Croydon

Walking distances are approximate and sourced from google maps

Living at London Square Croydon 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.

11

minute walk to
Boxpark Croydon

14

minute walk to Croydon
Restaurant Quarter

Live well

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.

Walking distances are approximate and sourced from google maps



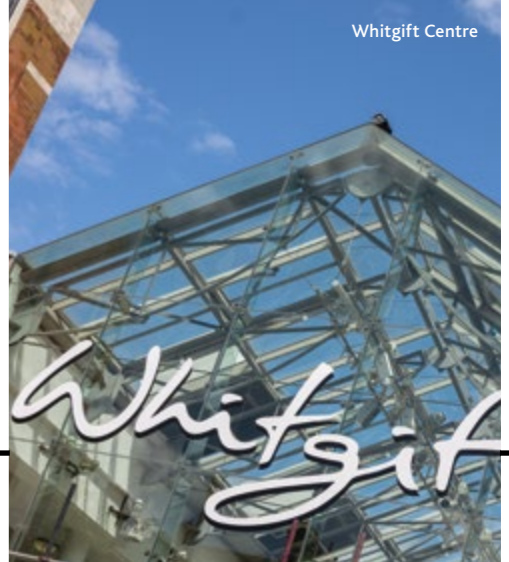
Fairfield Halls



Boxpark Croydon



4
minute walk to
Centrale & Whitgift
shopping centres



Step out in style



8
minute walk to
historic Surrey
Street Market



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.

Walking distances are approximate and sourced from google maps



10
minutes by bike to
leafy South Croydon

6
minutes by bike to
Wandle Park

Outside

Millers Pond

Distances are approximate and sourced from google maps



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.

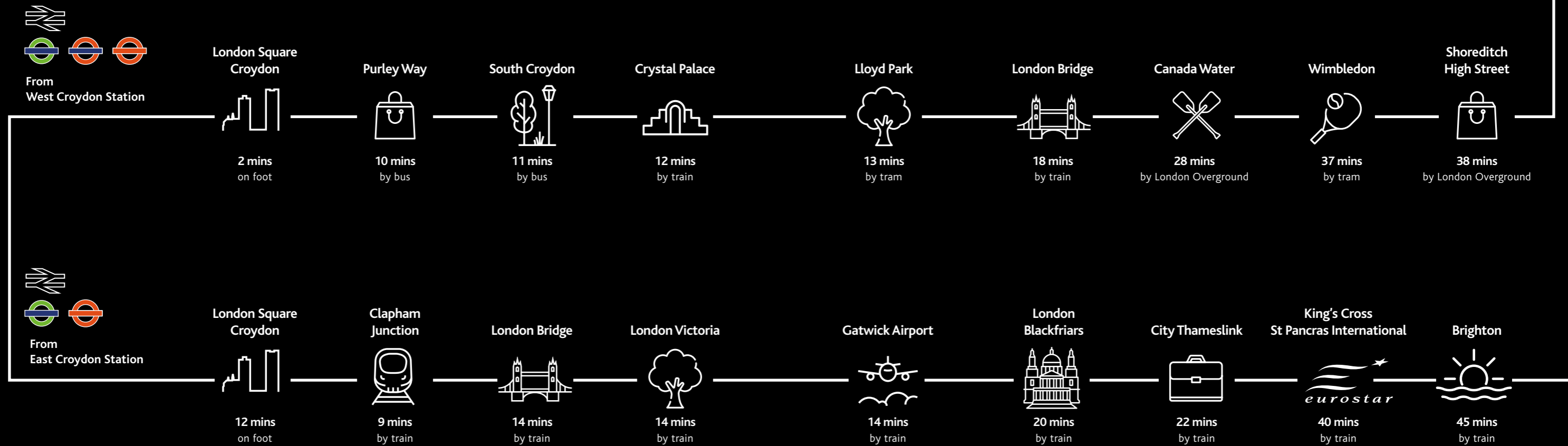
and active

Wandle Park is just a mile from London Square Croydon, 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.



Connect faster



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.

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.

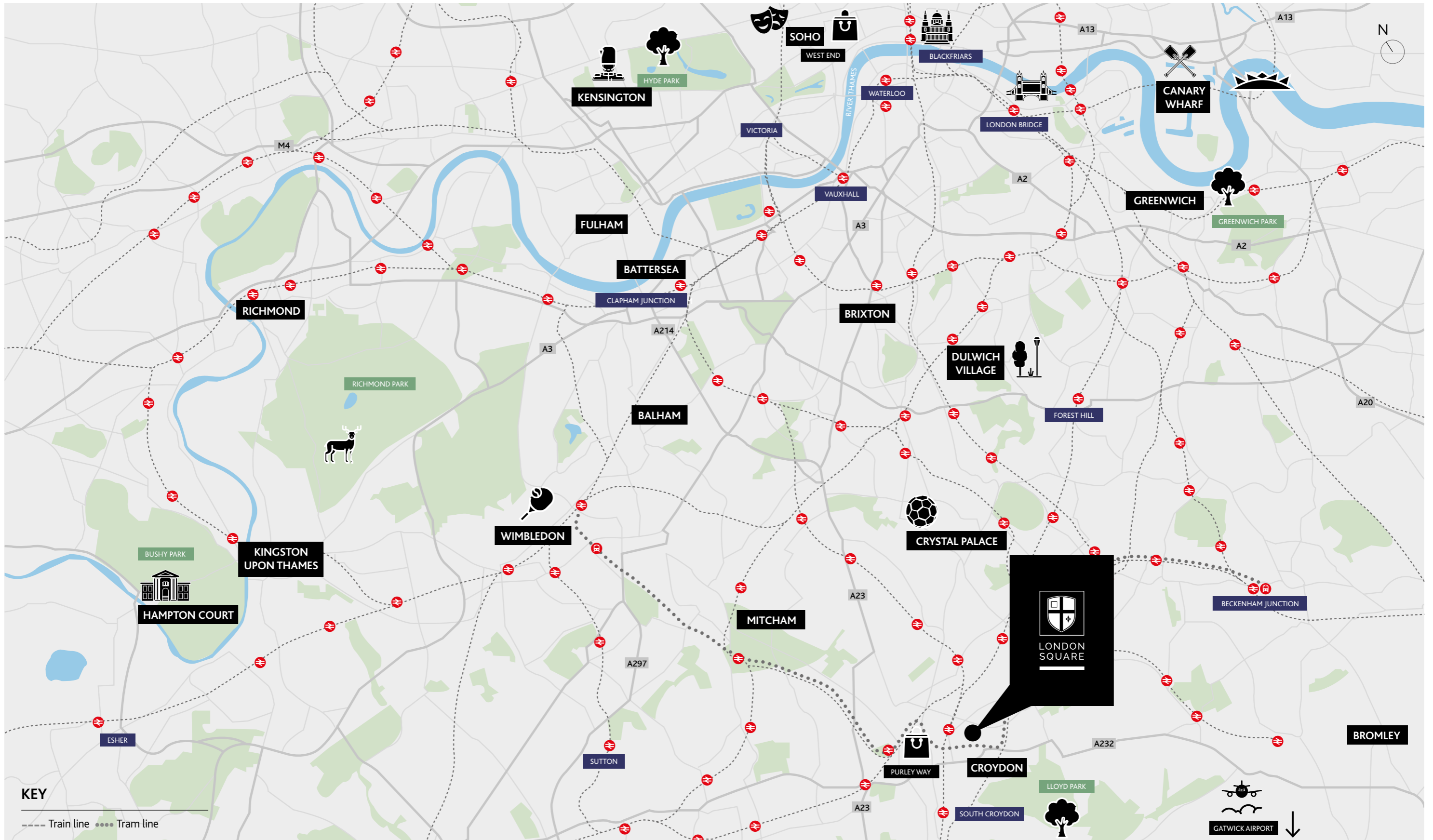
LONDON MADE EASY

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 www.tfl.gov.uk



London made easier

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 – run 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 mins
on foot



9 mins
on foot



22 mins
on foot



25 mins
by train



30 mins
by London Overground



41 mins
by train and Tube



48 mins
by train and tube



46 mins
by train



45 mins
by train and tube



44 mins
by train and tube



41 mins
by train and tube



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.

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



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

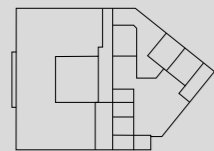
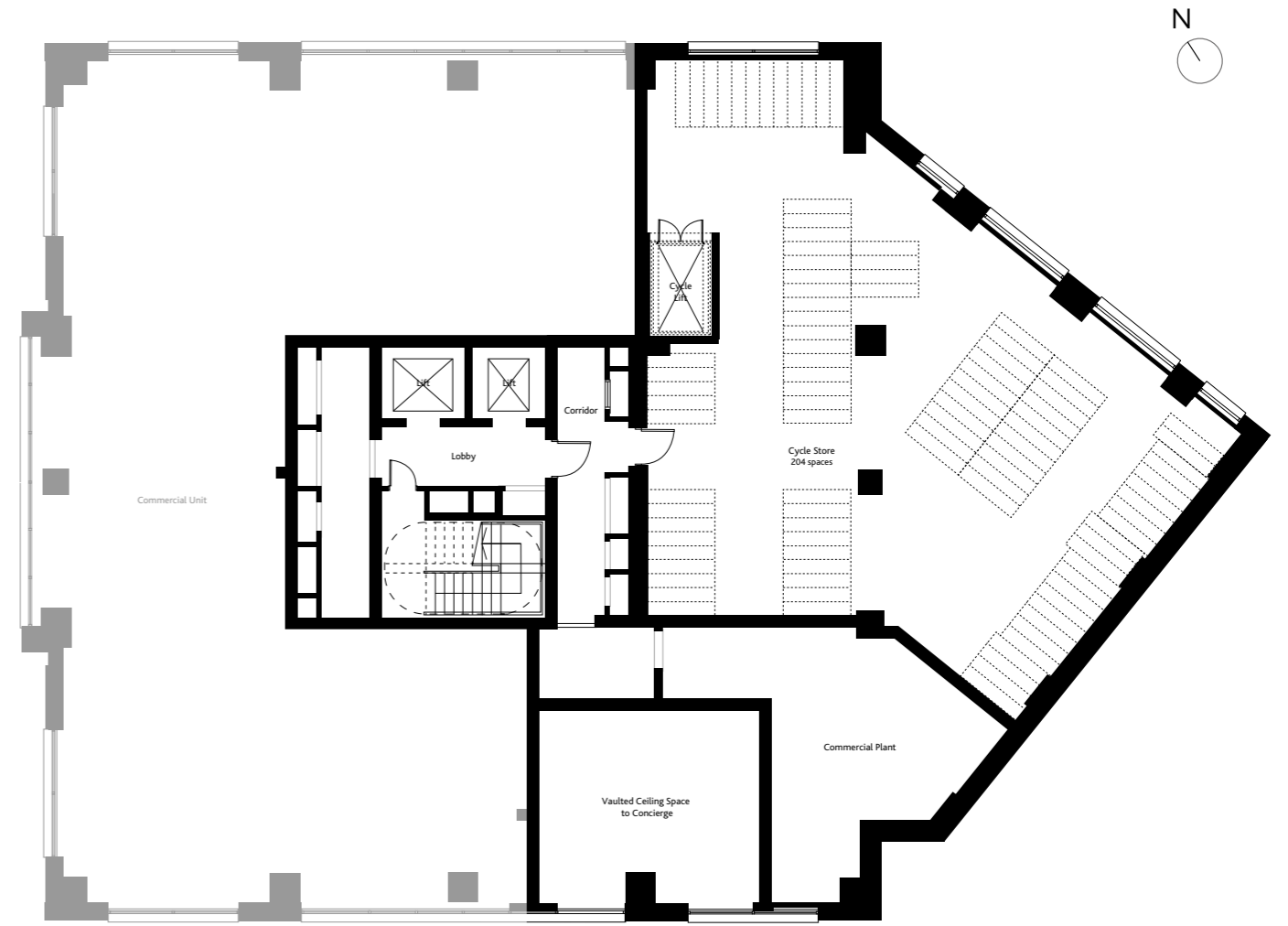
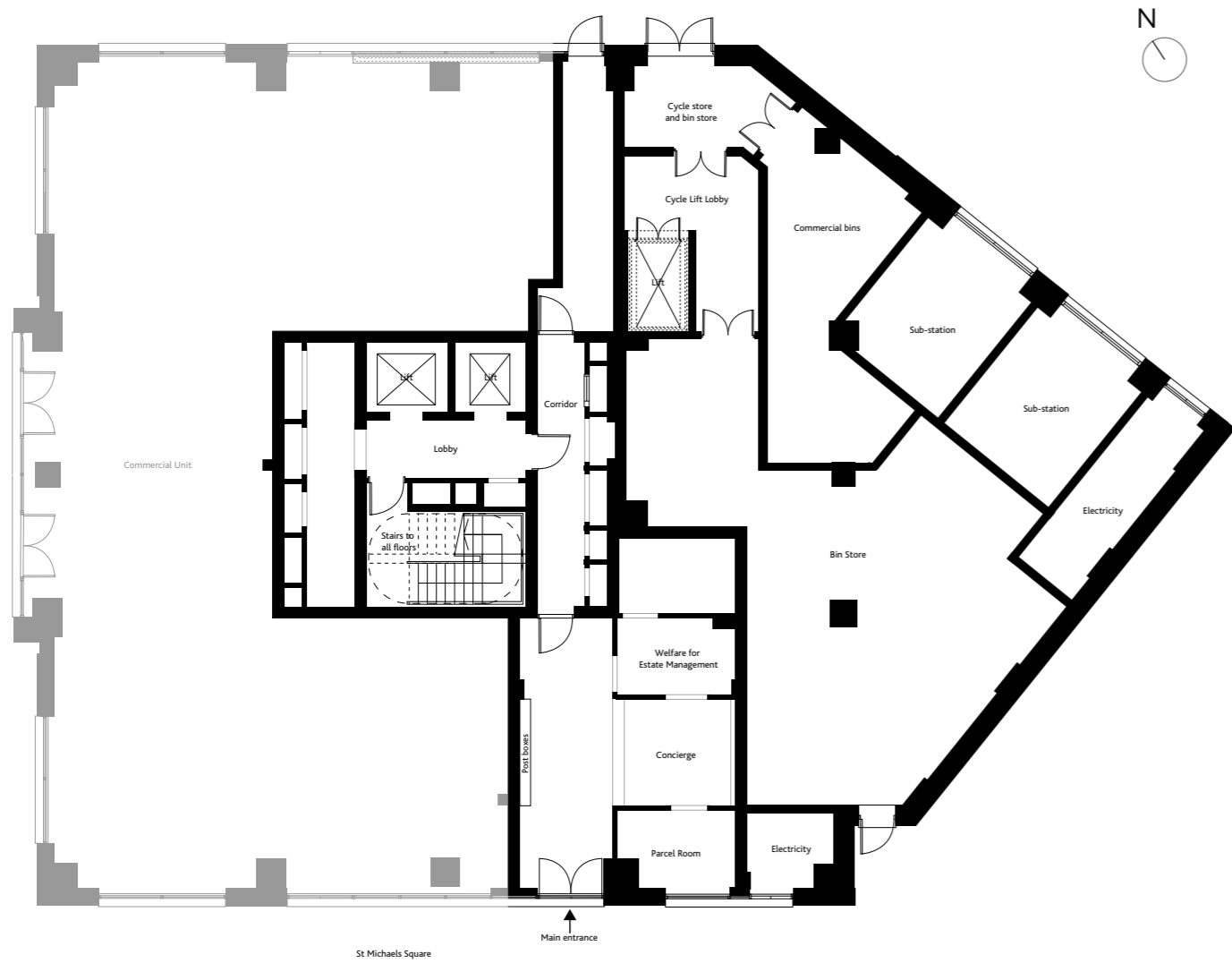
- White sockets and switches with white inserts throughout. Stainless steel sockets and switches with black inserts above kitchen worktops
- USB port to master bedroom, living area and kitchen
- Recessed downlighters to hall and main reception spaces
- Pendant lighting to bedrooms
- SkyQ, Virgin Media,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

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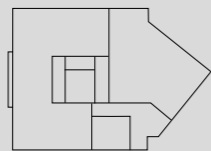


Ground

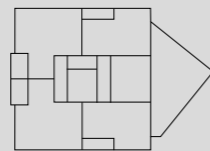
1st floor



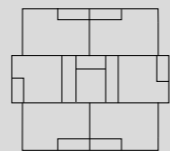
GROUND FLOOR



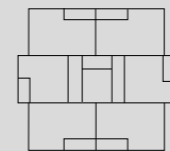
1st FLOOR



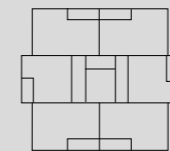
2nd FLOOR



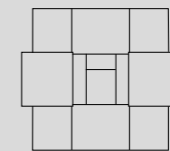
3rd FLOOR



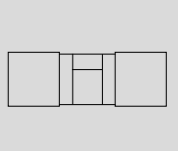
4th-17th FLOOR



18th-19th FLOOR



20th FLOOR



21st FLOOR

DESIGNED FOR YOU

AT LONDON SQUARE, WE PLAN RIGHT DOWN TO THE FINEST DETAIL TO ENSURE THAT YOU FIND THE HOME OF YOUR DREAMS.



Benefits of buying new

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.

Computer generated image is indicative only



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 2021 In-House Research gold award, 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.



LONDON
SQUARE

WE ARE LONDON SQUARE MAKING LONDON GREATER

**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.**

Respecting the past and inspired by the future, we are committed to providing exceptional properties with our innovative approach to design, build and customer service, winning awards across the industry and making places where people really want to live.

We are proud to be at the heart of delivering much-needed new homes and communities – revitalising forgotten, neglected corners of Greater London and beyond in key commuter locations. Our sites are in well-connected districts, close to good transport links and local amenities. They range from apartments for first-time buyers to smart family homes, from grand restorations and conversions to contemporary, destination developments.

Our customers inspire every part of our process, they determine where we build, how we build and, above all, why we build. Every home encompasses inspiring architecture, clever design and specification and the highest standards of energy efficiency.

Creating a sense of place is embedded in every London Square development, with attractive landscaped gardens and open spaces, often with new shops and offices, redefining and helping to transform neighbourhoods and contributing to the local economy.

We work with existing residents, schools and businesses to make our developments part of the local fabric, encouraging thriving communities to flourish to make a positive difference to people's lives – embodying the spirit of London Square.

Adam Lawrence – Chief Executive

WHEN I LAUNCHED LONDON SQUARE, I SET OUT TO CREATE A COMPANY WITH STRONG VALUES EXEMPLIFYING WHAT I CALL 'OLD SCHOOL PRINCIPLES'. A COMPANY WITH EXACTING DISCIPLINES AND THE HIGHEST OF STANDARDS.

My inspiration was London's beautiful squares, created by the great architects of the Capital. I wanted to reflect the sense of legacy and community created over the centuries by these prized green pockets, fringed by homes where people really want to live.

We have just marked our 12th anniversary and a decade of development has given the company our own heritage of 16 award-winning schemes and more than 50 glittering prizes.

We are delighted to present London Square Croydon, our landmark new development and landscaped public space, creating an impressive centrepiece for the area - right opposite West Croydon station.

It will feature two handsome brick buildings for a superb choice of new homes, commercial space, with shops and offices at street level and a new public square opening up views of the listed St Michael and All Angels Church. Pedestrian links will also be created to the station and new shopping centre - reflecting our ethos of building homes where people want to live in vibrant, flourishing destinations.

When I look at a map of the capital and the commuter belt of Hertfordshire, Surrey, Kent and Essex - there is now a little bit of London Square in most boroughs - and that makes me very proud.

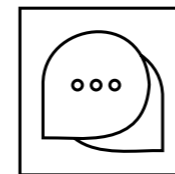


LONDON SQUARE DEVELOPMENTS

OUR VISION TO BRING SUSTAINABLE LIVING TO THE CAPITAL



1. The Star and Garter, TW10
 2. Bermondsey, SE1 3BH
 3. Canada Water, SE16 7LF
 4. Caledonian Road, N7 9BQ
 5. Watford, WD24 6PR



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.

Communities

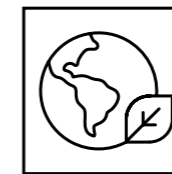
We will keep building sustainable communities where people can live, work, learn and play.

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.



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.

Carbon

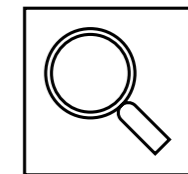
We will work to build net zero carbon homes by 2030, decreasing our greenhouse gas emissions year on year.

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.



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.

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 Croydon, West Croydon Station and East Croydon Station. All details are correct at the time of going to press, July 2022.

Computer generated images are indicative only



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