



INTRODUCING

LEON QUARTER

A Premier Residential Development Opportunity in Croydon



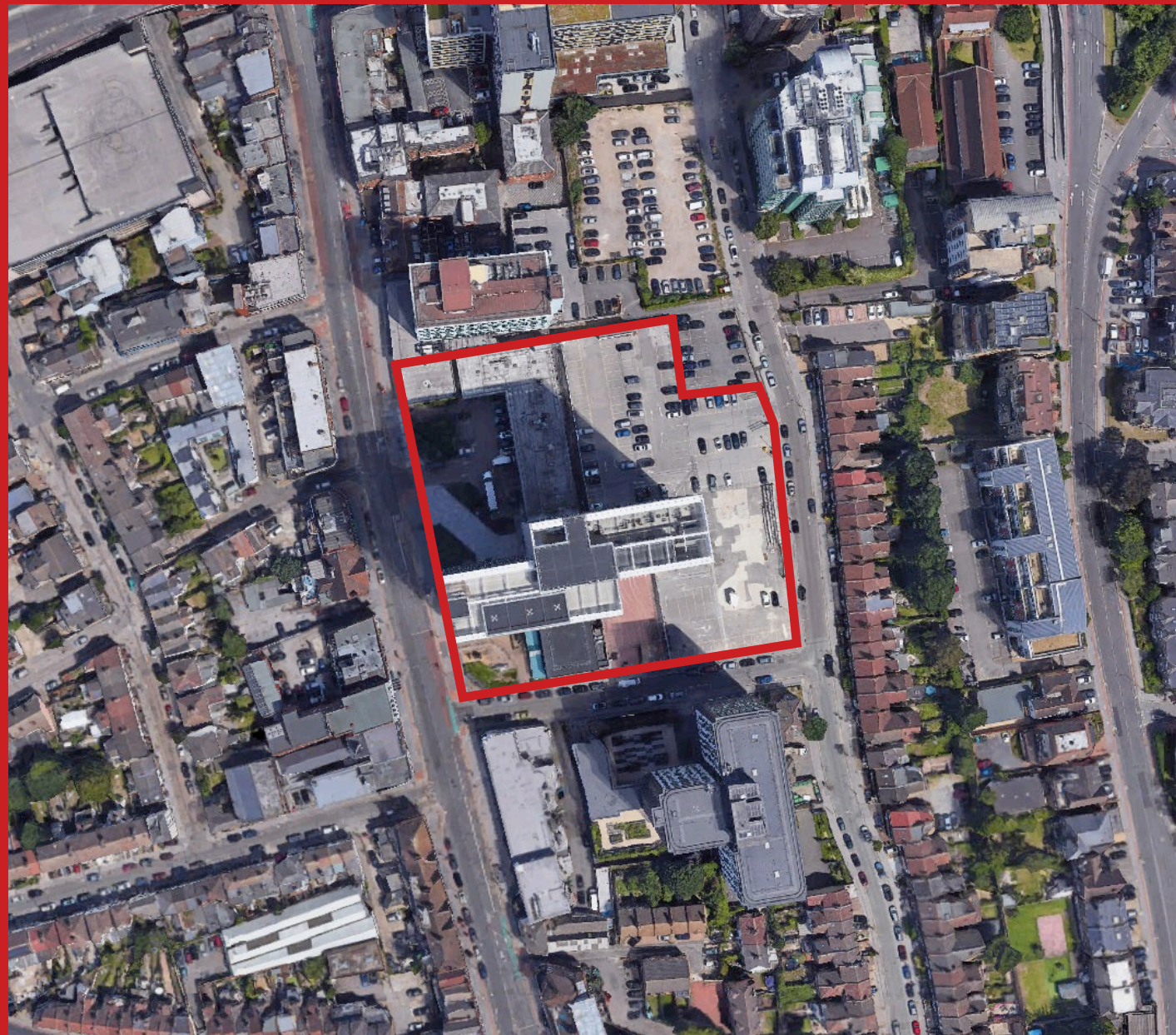
Site Description

The Site is 2.3 acres of freehold land, including Leon 1, within the London Borough of Croydon.

It is bounded by the High Street to the west, the commercial block Grosvenor House to the north, Edridge Road to the east and Mason's Avenue to the south.

Existing buildings on site comprise a surface level car park which previously served the converted offices of Leon House (located off Edridge Road) and areas of hard standing to the front of the retail parade.

Leon House, the location of a 21-storey building on the corner of High Street and Mason's Avenue and adjoining the site was recently converted to 263 apartments and is the predominate feature within the immediate context.



Development Summary

An exciting opportunity to build a unique quality development of 357 apartments including extensive landscaped resident's gardens and 1,224 sq.m of commercial space.

Leon Quarter is a freehold development set to bring a new residential offering to Croydon.

The freehold sale includes the existing Leon 1 building and ground rent, the restaurant with an existing lease, as well as the temporary parking, all of which have the benefit of income.

Sitting alongside the completed residential development Leon House, Leon Quarter will feature 357, one, two and three-bedroom luxury homes, comprising of three buildings, a transformational square, co-working space and contemporary private and landscaped gardens for resident's use.

Leon 1 has an existing Concierge Service and therefore would be an opportunity for shared amenity and services as part of a wider Service Charge.

The Development currently has Planning Permission which complies with the current Fire Safety Act.



Project

Located in the London Borough of Croydon, with fast connections into central London, Leon Quarter will be a new residential community in the heart of Croydon's restaurant quarter.

The proposals will redevelop a car park and area of hard standing adjoining Leon House.

Three new buildings will provide 357 luxury residential units as well as 236 owner occupied apartments in Leon 1. At the ground floor, a variety of restaurants, shops and a new public square will create a new hub on Croydon High Street.

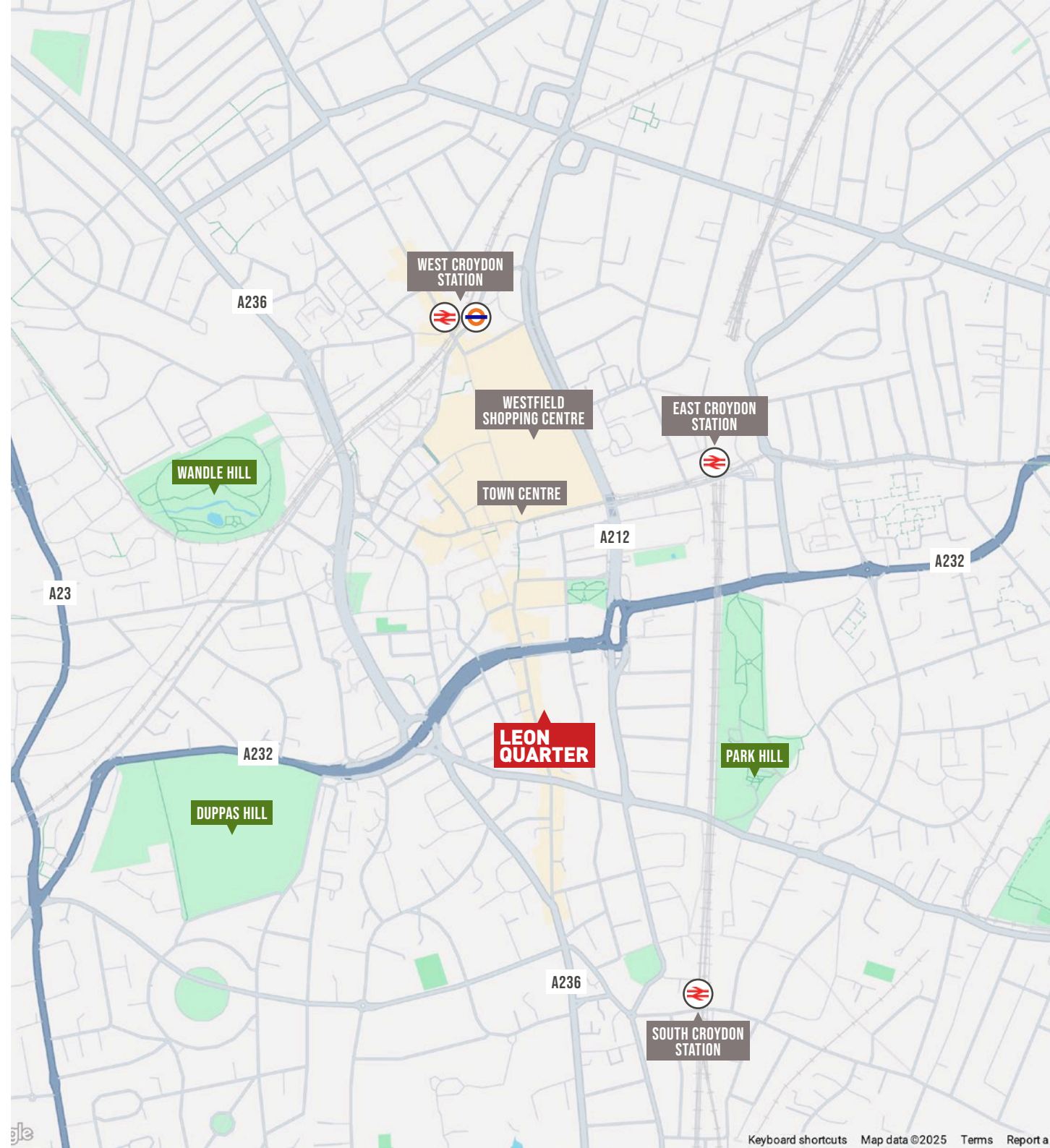
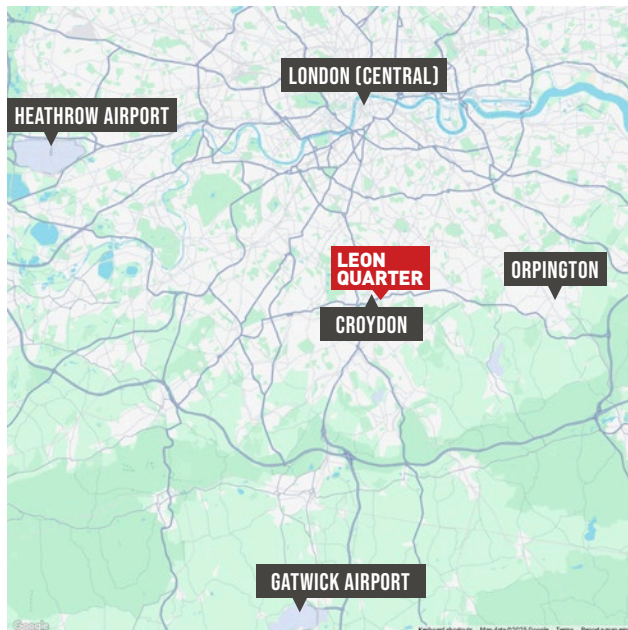
The development will provide high quality accommodation, adding vibrancy and creating a sense of place with the public square and neighbourhood garden accessible by all.



Strategic Location & Connectivity

Croydon boasts excellent transport links, making it an ideal location for both residents and developers. The Leon Quarter is situated along the bustling high street, providing easy access to numerous public transport options.

With East Croydon Station just a stone's throw away, commuters can reach London Victoria in approximately 15 minutes and London Bridge in just 20 minutes. Moreover, the proposed extension of the tram network further enhances connectivity within the region.



Why Develop in Croydon?

Economic Growth

Croydon has been earmarked for significant investment and regeneration, making it a focal point for developers looking to capitalize on a growing market. The local council's proactive approach to urban redevelopment has led to increased demand for high-quality housing solutions.

Cultural Vibrancy

With a diverse population and a thriving arts scene, Croydon offers a rich cultural backdrop that attracts residents of all backgrounds. From shops and restaurants to galleries and parks, the area is filled with amenities that enhance the quality of life.

Regeneration Potential

The ongoing transformation of Croydon provides ample opportunities for developers. Projects like the Westfield shopping centre and various public realm enhancements are set to elevate the area's profile, driving demand for new residential spaces like those at Leon Quarter.

Sustainability Focus

Developers have the chance to incorporate sustainable building practices in line with the growing demand for eco-friendly living. The combination of modern design and sustainability features positions Leon Quarter as a leader in responsible development.





Further Information

Terms:

We are seeking offers for the Freehold interest of the Site.

Guide Price:

Price Upon Application.

Legal Costs:

Each party is responsible for its own legal costs incurred in any transaction.

Data Room:

Please get in contact with any of the Agents listed below for access to the Sharefile.

All offers are subject to contact. The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.

Contact

For more information please contact:

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SHW

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